

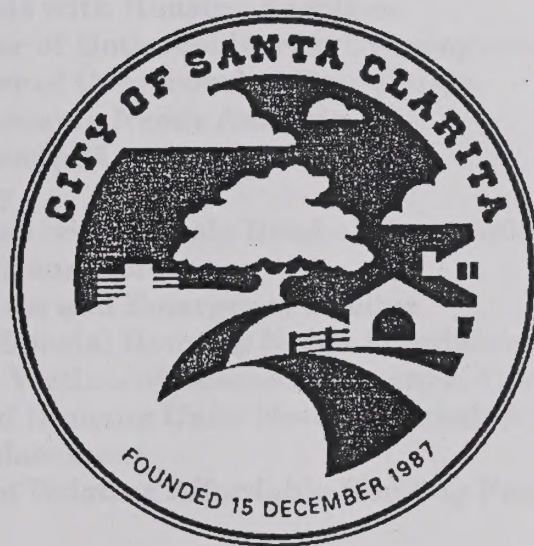
City of Santa Clarita

Housing Element Update

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List of Acronyms

AAVDV: Association to Aid Victims of Domestic Violence
ARC: Association for Retarded Citizens
CC: Community Commercial
CDBG: Community Development Block Grant
CIP: Capital Improvement Program
CTC: Commercial Town Center
DMS: Development Monitoring System
DOF: Department of Finance
DU: Dwelling Unit
FMR: Fair Market Rent
GIS: Geographic Information System
GPAC: General Plan Advisory Committee
HAMFI: Household Area Median Family Income
HCD: Housing and Community Development
HUD: Housing and Urban Development
LARC: Los Angeles Retarded Children
MFI: Median Family Income
NIMBY: Not In My Backyard
NPDES: National Pollutant Discharge Elimination System
RE: Residential Estate
RH: Residential High
RHNA: Regional Housing Needs Assessment
RL: Residential Low
RM: Residential Moderate
RMH: Residential Medium High
RS: Residential Suburban
RVL: Residential Very Low
RWQCB: Regional Water Quality Control Board
SCAG: Southern California Association of Governments
SCCDC: Santa Clarita Community Development Corporation
SP: Specific Plan
SUSMP: Standard Urban Storm Water Mitigation Plan
UBC: Unified Building Code
UDC: Unified Development Code



I. INTRODUCTION

A. Purpose of Housing Element

The City of Santa Clarita Housing Element establishes goals and policies to guide officials in making decisions to address local housing needs within a regional context. State law requires preparation of a housing element to ensure that housing opportunities exist for existing and future residents at all income levels. Requirements include assessment of existing and projected housing need, identification of community goals and statement of objectives and policies as they relate to housing. The City of Santa Clarita Housing Element contains the following main components: (1) regional housing needs assessment; (2) vacant land inventory; (3) housing constraints; (4) goals and policies; (5) housing programs and quantified objectives; and (6) an implementation programs. Additionally, the element addresses special housing needs for specific populations such as the elderly, the disabled, female head of households, and the homeless.

The planning period for the Regional Housing Needs Assessment (RHNA) as prepared by the Southern California Association of Governments (SCAG) is from January 1, 1998 to June 30, 2005. Following incorporation in 1987, the City of Santa Clarita adopted its first Housing Element in June 1991. The City amended its Housing Element in 1992, 1993 and again in 1995. In 1995, the Housing Element received its first certification by the State Department of Housing and Community Development. This document is the first comprehensive update of the City of Santa Clarita Housing Element.

B. Public Participation

Other governmental agencies, special districts, non-profits, housing interest groups and the public were provided opportunities to participate in updating the Housing Element. Professionally created advertisements and official notices were placed in *The Signal* newspaper asking residents to comment on the Housing Element and 2000-2003 Consolidated Plan. The 2000-2003 Consolidated Plan addresses the prioritization and spending of Community Development Block Grant (CDBG) funds to aid lower income areas of the City. These advertisements and notices were also sent to organizations that serve lower-income families and individuals to encourage participation in the development of the Housing Element and Consolidated Plan. Notices were sent to medical groups that serve low-income families, senior citizen organizations, the Santa Clarita Homeless Shelter and the Fair Housing Council of San Fernando Valley. In addition, the City maintains a list of residents that have expressed an interest in low income housing in the City and each of these residents were also notified of the availability of both documents. Three community meetings were held throughout the City to encourage public input and a City Council Study Session was held in February 2000. Residents and representatives of local public and non-profit organizations attended the meetings. Additionally, City staff met with several of these agencies and organizations individually. Electronic technology was employed to



publicize the community meetings, using local television and the City's web site. A housing survey was developed and printed in both English and Spanish and published multiple times in *The Signal* newspaper and on the City of Santa Clarita web site (www.santa-clarita.com.) Over 200 persons completed the affordable housing survey. Comments received from the public were provided to the City Council and incorporated into the Housing Element update. The desired outcome of increased citizen participation was met, and the Housing Element update reflects the comments expressed by citizens, agencies, special districts and organizations.

C. Consistency with Other General Plan Elements and Other City Housing Documents

In compliance with Government Code Section 65583(c), the City of Santa Clarita employs several means to maintain consistency between the Housing Element and the other General Plan Elements. A General Plan implementation program identifies specific implementation measures and actions for each element including the housing programs identified in the Housing Element. Many of the Housing Element programs identified in the Implementation Program have been initiated since adoption of the City's first Housing Element in 1991. These accomplishments are identified in this document.

Consistency between the various elements of the General Plan is being assured through the development of the City's geographic information system that combines mapping with a permit tracking system. For the areas outside the current City boundary, Los Angeles County tracks impacts of development with their computer-based Development Monitoring System (DMS). City and County planning staff meet regularly to discuss the status of the larger projects in the Santa Clarita Valley and have initiated the preparation of a Valley wide General Plan effort.

The City's Budget outlines programs to be implemented by the City within a given fiscal year, identifying funding for items such as planning department activities. The Capital Improvement Program (CIP) identifies infrastructure needs and a five-year program for funding improvements. Specific plans, case-by-case development review, conditions of approval requiring infrastructure expansion, density limits and design standards are used to implement the City's General Plan policies. Primary implementation tools for the General Plan are the City's adopted guidelines and ordinances, particularly the Unified Development Code and Zoning Map. The General Plan (and its supporting ordinances and programs) allow enough flexibility to accommodate community needs, permit appropriate development, and accomplish the type, balance, and intensity of growth desired by the existing and future residents of Santa Clarita.

The City's Planning and Building Services Department is responsible for the preparation of the various elements of the General Plan including the Housing Element. The City's Community Development Block Grant Division is responsible for the City's two other housing plans. These other plans are the Consolidated Plan for the Federal Housing and Urban Development Department and the conceptual working plan for affordable housing



required by State legislation AB315 for the City's Redevelopment Agency. Coordination among the City divisions creating these various plans has led to the conservation of City resources by eliminating duplicative efforts and improving the clarity of information pertaining to housing statistics, needs and issues. The desired outcome of this coordinated approach is to ensure that the goals, policies, and actions of each housing plan are consistent with one another and with other General Plan elements.

II. REVIEW AND REVISION OF THE HOUSING ELEMENT

State law requires each housing element to provide an evaluation and revision of the previous housing element according to the criteria of Section 65588(a) and (b). These criteria include a discussion of the effectiveness of the element, the progress in implementation, and the appropriateness of goals, objectives, and policies.

A. Effectiveness of the Element

The effectiveness of the Housing Element is limited to the extent that there are private interests and funding available to provide the housing necessary to serve all income levels in the community. During the recession of the early 1990s, few units were constructed and property values in Santa Clarita were lower than they had been during the building boom of the late 1980s. In January 1994, the Northridge Earthquake damaged hundreds of residential units in the Santa Clarita Valley to varying degrees. Building permit issuance increased directly following this earthquake as residents sought permits to repair their homes. By late 1996, the cost of housing in Santa Clarita began to return to pre-recession levels as a result of the increasing economic health of the region. This economic recovery resulted in an increase in new housing production and a reduction of market-rate affordable housing in the Santa Clarita Valley.

Between 1991 and 1998, the City grew in population from 119,835 persons to 143,582 persons. The City approved a variety of housing developments during this timeframe including single-family residential, multi-family residential, mobilehome park expansions, and housing for special needs populations including seniors. The City adopted specific plans that each provide for a variety of housing types and price ranges including the 1995 Porta Bella Specific Plan (2,900 housing units) and the 1998 North Valencia Specific Plan (2,000 housing units). In 1998, the City began processing of the North Valencia No. 2 Specific Plan (1,900 housing units.) which was approved in January 2000.

B. Progress in Implementation

The City of Santa Clarita has made progress in implementing the goals, objectives and policies of the 1991 Housing Element. Implementation has been accomplished through ordinances, program development, and coordination with outside agencies and through project approvals.



In the 1991 Housing Element, the regional housing needs assessment prepared by SCAG recommended the construction of 6,401 dwelling units and attempted to ensure that at least 1,562 of these would be affordable to lower-income households, or a ratio of 4:1. The desired unit tenure mix was identified at 53 percent owner-occupied and 47 percent renter occupied units. In addition, City programs were expected to result in the rehabilitation of 132 deteriorating housing units to ensure their availability as affordable housing to lower income residents. Several City programs promoted the conservation of existing affordable housing, including controls on mobilehome park conversions, participation in the Federal Section 8 rental assistance and housing voucher program, the City's Handyworker Program for minor household repairs and housing rehab low interest loans. Additionally, the City was the recipient of a 1999 HCD 1st time home buyer land acquisition rehab program grant. As a result, in 1991 the City anticipated that fewer than 1 percent of its affordable units would be lost to conversion, and rental assistance would be available to additional households, depending on the availability of HUD monies, increasing the total number of assisted households.

Between 1991 and 1998 the number of housing units in the City increased from 44,396 units in January 1991 to 50,564 housing units in January 1998. This increase of 6,168 housing units occurred despite the loss of units from the 1994 Northridge Earthquake and the slow housing market that existed in Santa Clarita during the recession of the early to mid-1990s. Between 1991 and 1998, the City received applications for two private development projects to serve low and very low-income senior residents. The City approved these developments, granting density bonuses and providing other incentives such as fee waivers, CDBG funds and expedited processing to encourage construction of Canterbury Village with 64 very low-income senior apartments and Bouquet Seniors with 264 very low- and low-income senior apartments. In 1998 the City approved an 89-unit senior assisted living facility (Summer Hill Villas) to serve another special needs population. This facility opened in Spring 2001.

Between 1991 and 1998, the City adopted several ordinances that have had an effect upon housing opportunities. The gate ordinance, which prohibits the blocking of through routes, and the floodway protection ordinance, which prohibits development on lands subject to severe flood hazard, has a direct effect upon improving public safety in residential neighborhoods. The City's Density Bonus ordinance for affordable housing and for amenities, an ordinance to establish second unit standards, and the Mobilehome Rent Stabilization Ordinance and Committee were adopted with the intent to provide and preserve affordable housing opportunities within the City. In 1992, the City adopted standard procedures for affordable housing proposals that allow fee waivers and standards variances in order to encourage development of affordable housing. In 1995, the City adopted standards to allow manufactured homes in single family residential neighborhoods to provide another opportunity for construction of new affordable housing stock. A redevelopment project area was established in 1997 to provide for revitalization of the East Newhall area. In addition, this neighborhood is identified as a low and moderate income area by the 1990 U.S. Census and qualifies for area wide benefit and CDBG Guidelines.



The homeless in the Santa Clarita Valley were affected by El Nino weather conditions in 1997. As a result, the City began funding of a cold weather emergency shelter at the City's Sports Complex, centrally located in Canyon Country. Known as the Santa Clarita Homeless Shelter, this emergency shelter is operated by the Santa Clarita Community Development Corporation (SCCDC) from 6:00 p.m. to 8:00 a.m. October through April. Nightly shelter occupancy has averaged between 20 and 25 persons. Annually, approximately 110 different people have used the shelter. Shelter services include a hot meal, shower facilities and safe and secure sleeping arrangements. The Santa Clarita Homeless Shelter is seeking a new location and additional funding to enable shelter services to occur year-round.

The City has been active in implementing the 2000-2003 Consolidated Plan for the Federal Housing Urban Development Agency. This plan addresses the prioritization and spending of Community Development Block Grant (CDBG) funds to aid lower income areas of the City. Between 1991 and 1998, the City has programmed CDBG funds to provide infrastructure upgrades in lower income areas of the City, senior housing, emergency services for homeless persons, and first-time homebuyer assistance. Major accomplishments include providing \$6.4 million for the Newhall Curb, Gutter and Sidewalk program that has provided over five miles of basic street improvements. The Handyworker Program assisted nearly 850 lower income families and individuals, granting nearly \$900,000 to make necessary repairs to preserve housing stock.

Having a certified Housing Element has aided the City in the competitive grant process to obtain State HOME program funds that have provided further opportunities for affordable housing. Federal Emergency HOME and Supplemental HOME funds were made available to help homeowners make repairs from the Northridge Earthquake. Twenty-two low and moderate-income families received low interest deferred loans and 105 low and moderate families received grants of up to \$3,000 to make necessary earthquake repairs. Other programs were made available to mobilehome owners following the earthquake to provide free safety tie downs. In an effort to encourage rehabilitation of structures following the Northridge Earthquake, the City provided thousands of earthquake repair building permits at no charge to residents between 1994 and 1995.

The City has participated in other housing and service programs designed to aid low- and moderate- income residents. Between 1991 and 2000 the City began to participate in the Los Angeles County Mortgage Credit Certificate Program and the Federal Freshrate program and has assisted over 100 first-time low- and moderate-income homebuyers. The City also contracts with the San Fernando Valley Fair Housing Council to provide fair housing services to the City of Santa Clarita. The County of Los Angeles is the housing authority that provides services and maintains a residential project within the City.

A goal of the 1991 Housing Element was to provide services, in addition to housing, to help improve the quality of life for those with special needs and/or with lower income. In July 1996, the City added a new division to provide and coordinate social services in the City. The Community Services Division provides a variety of programs, some of which target



lower income populations. Activities of this division include managing programs related to youth, criminal justice, disaster preparedness, cultural arts, and community volunteerism. Programs such as the anti-gang task force, anti-graffiti task force, drug and gang educational awareness for teens, youth and family, parenting classes, afterschool activities, youth-in-government, youth-at-risk, tattoo removal, one-stop career center and summer youth employment are all services which benefit residents. In 1996, the City built the Newhall Community Center to provide recreational opportunities in this predominantly lower income area of east Newhall. In 1998, the City opened Creekside Park in east Newhall to provide needed open space and parkland. Representatives from the Community Services Division regularly participate in Service Planning Area (SPA-2) meetings with representatives from other County social service providers in the Santa Clarita, San Fernando and Antelope Valleys in an effort to better identify regional, as well as local service needs. Since 1995, the City has maintained a contract with San Fernando Fair Housing Council to provide fair housing services. This service educates and advocates on the behalf of City residents.

C. Appropriateness of Goals, Objectives, And Policies

The goals, objectives and policies of the Housing Element meet the needs of the City of Santa Clarita. These goals, objectives and policies were developed by local citizens and are a reflection of the values of the community.

III. HOUSING NEEDS

Substantial increases in the Santa Clarita Valley's population in the last twenty years can be attributed to the demand for new housing in the Southern California region and the Valley's ability to meet the demand for new housing due to the availability of undeveloped land. The growth in the City's population can be attributed to the same factors, as well as to the increases in the geographical area of the City as a result of annexations. In many urbanizing areas, there is a direct relationship between employment, housing, and population. Generally, new employment opportunities come into an area attracting new employees, thus creating a demand for housing. In the case of Santa Clarita, the strongest variable appears to be the demand for more affordable housing and a strong desire to live in the Santa Clarita Valley because of the local amenities.

Table H-1 indicates the age of housing units in the planning area through 1989. The County of Los Angeles stopped collecting housing stock information for the Santa Clarita Valley in 1989.



**Age of Housing Stock in the
Santa Clarita Valley**

Table H-1

	Units	Percent
Pre – 1939	554	1.1%
1940 – 1949	657	1.4%
1950 – 1959	1,827	3.8%
1960 – 1969	10,518	21.8%
1970 – 1979	12,868	26.6%
1980 – 1989	21,906	45.3%
Total Units	48,330	100%

Source: U.S. Census, 1980, Department of Regional Planning, 1989

The 1990 Census was the first census performed since the 1987 incorporation of the City of Santa Clarita. While that Census did not question the age of housing stock, it did identify that 41,133 housing units existed in the City prior to 1990. Between 1990 and 1998, approximately 9,410 housing units were added to the City's housing stock.

The overall condition of the housing stock in the Santa Clarita Valley is very good. Statistics from the 1990 Census identified three areas, two in Newhall and one in Val Verde, where substandard housing units are concentrated. Subsequent windshield surveys completed in April 2000 confirmed that substandard units in the Valley were concentrated in these areas and in two other locations in the Canyon Country area, by South Whites Canyon and Sierra Estates. Slope instability is the cause of substandard dwellings on certain lots within Sierra Estates. A discussion of substandard units occurs elsewhere in this document.

A. Number of Existing Households and Housing Units

Households, as defined by the U.S. Census Bureau, consist of single persons, families, and groups of unrelated individuals living together. For planning purposes, household statistics and household size characteristics are more useful than general population figures since the household is the basic economic unit. Planners generally use household statistics to assess a community's overall housing needs.

Trends toward increasing or declining household sizes are often cyclical in nature. As a community such as Santa Clarita develops, younger families with children move into the area. As the population matures, the children leave home, resulting in declines in the population and household size. Over time, younger families will move back into the community, thus repeating the cycle toward increased household size and population.



The average household size in Santa Clarita has increased over the last decade. In 1991, Santa Clarita had an average of 2.85 persons per household according to the State Department of Finance. By 1998, the average persons per household had increased to 3.00 persons. The increase in new housing and in household size are indicators that Santa Clarita is at the beginning of the housing cycle, with families moving into the new housing units being constructed.

A number of other factors play equally important roles in determining household size, such as the trend of delaying marriage and children to a later age and the increased life span of the elderly. In 1990, there were over 16,500 households with children under 18 in the City of Santa Clarita. The presence of single-parent households may also contribute to an increase in the average household size. In 1990, the City of Santa Clarita had over 2,800 single-parent households and nearly 7,000 households with one or more persons age 60 years and over.

1. Households

Increasing housing costs in the region have forced some families with limited resources to live in smaller housing units or share housing. There were 38,474 households in the City of Santa Clarita occupied by the 110,642 residents according to the 1990 U.S. Census. The North Los Angeles County Subregion 2020 Growth Projection Report prepared in October 1995 for the Southern California Association of Governments (SCAG) estimates that there were 48,880 households in the planning area with a corresponding population of 151,000 persons in 1990. The planning area grew to an estimated 67,500 households with a population of 190,000 persons by 1998.

Table H-2 outlines the household growth that has occurred between 1990 and 2000. The table controls for the annexation of existing households in order to provide a realistic view of the rate of household growth. Between 1990 and 2000, the City of Santa Clarita has experienced a 26.5% increase in household growth.



City of Santa Clarita Household Annual Growth 1990-2000
Table H-2

Year	DOF Households (Includes Annexation of Inhabited Areas)	Annexed Households (Assumes a 6% Vacancy)	Total Households Excluding Annexations	Annual Number of NEW Households (Excludes Annexations)	Household Growth Based on DOF (Includes Annexation of Inhabited Areas)	% Actual Household Growth (Excludes Annexations)
1990	38484					
1991	41526	Pinetree =2,330 Units Households =2,190	39,336	852	7.90%	2.21%
1992	42092	Oak Springs Cyn=35 Units Households=33	42059	533	1.36%	1.33%
1993	42459		42459	367	.87%	.87%
1994	43365	Copperhill=720 Units Households=677	42688	229	2.13%	.53%
1995	43508		43508	143	.32%	.32%
1996	43625		43625	117	.26%	.26%
1997	43676		43676	168	.38%	.38%
1998	47381	Northbridge=1,889 Units Vista Del Canon=362 Units Seco Canyon=1,530 Units Total Units=3,781 Units Total Households=3,517	43864	188	8.48%	.43%
1999	47761		47761	380	.80%	.80%



Year	DOF Households (Includes Annexation of Inhabited Areas)	Annexed Households (Assumes a 6% Vacancy)	Total Households Excluding Annexations	Annual Number of NEW Households (Excludes Annexations)	Household Growth Based on DOF (Includes Annexation of Inhabited Areas)	% Actual Household Growth (Excludes Annexations)
2000	48695		48695	934	1.91%	1.91%
Total Household Growth Including Annexation of Inhabited Areas 1990-2000					26.53% (10211 households)	
Total Household Growth excluding Annexation of Inhabited Areas 1990-2000						10.16% (3911 households)
Average Annual Growth excluding Annexation of Inhabited Areas 1990-1999						1.01% (391 households)

Sources: DOF and City of Santa Clarita Completed Annexation List as of May 2000



Table H-3 shows the housing unit tenure in the City of Santa Clarita as identified in the 1990 Census and 1998 estimates from SCAG. In 1990, the City of Santa Clarita had 38,474 households that grew to 47,381 households by 1998. The City's population made a similar jump from 110,640 persons in 1990 to 143,580 persons in 1998. The majority of households (75.7%) owned their dwelling and the remainder (24.3%) were renters.

1990 And 1998 Housing Unit Tenure City Of Santa Clarita Table H-3				
	1990		1998	
	Number	Percent	Number	Percent
Occupied Housing Units	38,474	100%	47,381	100%
Owner-Occupied Housing Units	29,132	75.7%	35,876	75.7%
Renter-Occupied Housing Units	9,342	24.3%	11,505	24.3%

Source: US Bureau of the Census, 1990 and RHNA99

2. Housing Units

There has been a significant change in the character of development in the Santa Clarita Valley over the past 2 to 3 decades. Development in the Valley was once characterized as a collection of small rural communities interspersed with small farms. In the 1950s, Newhall Land and Farming Company began development of Valencia and set the stage for the transformation of a portion of the Valley into a master planned community. During this period, development still favored the detached single-family home that was the mainstay of the American dream.

The Santa Clarita Valley entered a maturation phase in the late 1980s and 1990s with the development and planning for both commercial centers and employment centers. The Valley's dependence on outside areas for both jobs and shopping was reduced with this new development. The Santa Clarita Valley's emergence as an employment center and increasing costs of housing in the San Fernando Valley and other areas closer to downtown Los Angeles created a demand for housing in the Santa Clarita Valley. Large amounts of affordable housing were constructed in both the Santa Clarita and Antelope Valleys during the 1980s and 1990s because of the availability of land and cheaper land costs when compared with areas closer to downtown Los Angeles. As a result, thousands of townhomes and apartments were constructed in the 1980s and 1990s.

In 1970, there were 15,784 housing units in the Santa Clarita Valley according to the U.S. Census. By 1980, this figure had increased to 26,423, representing an increase of 10,639



units or 67.4 percent. By 1990, the Santa Clarita Valley had approximately 53,000 units, representing a doubling of units between 1980 and 1990.

The 1990 Census identified 38,474 housing units in the City of Santa Clarita. The number of units in the City rose dramatically in 1990 as a result of several annexations that added over 2,300 existing units to the City's housing stock. Between 1991 and 1998 State Department of Finance figures show that the number of housing units in the City of Santa Clarita increased from 44,396 units to 50,564 units, for a total increase of 6,168 units within the timeframe covered by the previous housing element. Between January 1998 and January 2000, the City added another 1,402 units for a total of 51,966 housing units according to the State Department of Finance.

The substantial increase in the number of housing units over the last twenty years has not only translated into an equally significant increase in population, but also has placed a greater burden on local services and infrastructure. Equally important, the increased development, population, and other aspects of increased urbanization alter the character of the community, adding residential density, increasing commercial and industrial uses and losing open spaces.

Table H-4 displays the percentage of the various housing types in the planning area in 1991 and 1998. While there has been a substantial increase in the number of new units constructed, the percentage of unit types has remained relatively stable.

City of Santa Clarita Housing Unit Change 1991-1998 Table H-4					
Unit Type	1991		1998		Percent Change 1991-1998
	Number	Percent	Number	Percent	
Single-Family ^a	30,988	69.8%	35,054	69.4%	13%
Two to Four Units	1,623	3.7%	2,639	5.2%	62%
Five or More Units	9,562	21.5%	10,675	21.1%	11%
Mobilehomes	2,223	5.0%	2,196	4.3%	-1.2%
Total Units	44,396	100%	50,564	100%	13.9%

SOURCE: 1991, 1998 DOF

Single family homes account for the majority of housing units (69.8 percent) in the City. Recently there has been a slight percentage increase in the number of multifamily residential projects as compared to single family residential projects. The number of two to four unit multiple-family housing units in the City has increased by over 60 percent between 1991 and 1998.

Both the number and proportion of mobile homes in the City decreased between 1991 and 1998. This is typical for urbanizing areas and the number of mobilehomes is expected to



continue to decrease in the long-term. In 1988, the City enacted a moratorium on the removal of mobile home parks and in 1990 established a mobilehome park zone to provide for their longer-term protection. In 1990 the City established a mobilehome rent stabilization ordinance to encourage the preservation of this affordable housing stock by providing a 6% ceiling cap for annual space rent increases. A sudden decrease in the number of mobilehomes occurred in January 1994 as a result of the Northridge Earthquake.

There are 15 mobile home parks in the City of Santa Clarita. Nine of the parks are located along Soledad Canyon Road. Three of these are located along San Fernando Road, and the remaining parks are scattered throughout the City. The parks range from 30 spaces to 460, with 11 of the parks with fewer than 100 spaces. Most parks are 35 to 40 years old, eleven of the parks were constructed between 1960 to 1965. Thirteen of the parks provide pools for the tenants. Twelve parks provide other amenities such as tennis courts, recreation room or clubhouse.

Monthly space rents at mobilehome parks vary from \$250 to \$600, with the majority of spaces renting in the \$400-500 range. As such, the mobilehome parks appear to provide lower cost housing in smaller neighborhood settings with amenities comparable to those in other residential developments.

3. Housing Unit Costs

Housing costs in the Santa Clarita Valley rose during the 1980s to become comparable with those in many other parts of Los Angeles County, although homes were still somewhat less expensive than in some other urbanized areas because of the availability of land. Between 1990 and the first half of 1996, land and the cost of housing in the Santa Clarita fell below 1989 peak values. During the last half of 1996, housing values rose, returning to 1989 levels by 1998. Homebuyers continue to be attracted to the Santa Clarita Valley. The large increase in the number of rental housing units follows a trend evident in most other parts of Southern California, and indicates that people are attracted to the area for reasons other than home buying. The increase in employment opportunities in Santa Clarita and neighboring areas will make the area attractive to a wider range of income groups.

Data from the 1990 Census for contract rent showed that for renter-occupied housing units paying cash rent, the median contract rent was \$759. The lower contract rent curtail was \$626 and the upper rent curtail was \$926. The 1990 Rent Contract Table (Table H-5) shows contract rents and the number of units for various amount categories. A comparison of contract rents with the affordable rent figures shows that, based on 1990 rents, there were affordable housing opportunities in the City of Santa Clarita. The 1990 Rent Contract figures reflect the most recent Census data for the City of Santa Clarita.

In a 1999 market survey completed by Apartment Search, the average monthly rental cost for apartments ranged between \$600 and \$1,000 per month for a one-bedroom apartment in



Santa Clarita. The average one-bedroom apartment rental in the City of Santa Clarita exceeded \$700 per month. A survey of advertisements for rental units in Santa Clarita newspapers revealed that a typical two-bedroom apartment rental ranged from \$750 to \$1,200 per month, with a majority over \$900 per month. The only three-bedroom apartment units advertised for rent were in a newly constructed high-end complex with rentals starting at \$1,400 per month, which may not be typical rent for larger apartment units. The 1999 Fair Market Rents (FMR) as established by HUD were: for a studio or 0 bedroom apartment, \$495 per month; a one bedroom, \$657 per month; two bedrooms, \$749 per month; and for three bedrooms, \$1,011 per month. These fair market rents are shown in Table H-6.



Contract Rent

1989

Table H-5

Amount of Monthly Contract Cash Rent	Number of Renter-Occupied Units
Less than \$449	770 Units
\$450 to \$499	215 Units
\$500 to \$549	400 Units
\$550 to \$599	481 Units
\$600 to \$649	757 Units
\$650 to \$699	802 Units
\$700 to \$749	986 Units
\$750 to \$999	3,385 Units
\$1,000 or More	1,269 Units

Source: 1990 Census Summary Tape File 1A, SCAG

The City estimates that in 1998 there were 10,400 rental apartments and condominiums in the City of Santa Clarita. Of these units, approximately 2,080 were 0- and 1- bedroom units, approximately 7,820 were 2-bedroom units and approximately 500 units were 3-bedroom and greater. Families require a greater number of bedrooms and consequently pay higher rents with a Fair Market Rent of \$1,011 for a three-bedroom unit. Because of the higher rents for larger units required to adequately house families with children, the low-income families with children are frequently overpaying for housing and/or living in overcrowded housing.

1999 HUD Fair Market Rents

Los Angeles- Long Beach

Table H-6

Number of Bedrooms	Monthly Rental
Studio or 0 Bedroom	\$495
One Bedroom	\$657
Two Bedrooms	\$749
Three Bedrooms	\$1,011

Source: Housing and Urban Development, Los Angeles Office

With the trend toward increasing development of multi-family residential properties, including apartments and condominiums, the City does not anticipate a loss of rental housing. The City of Santa Clarita assessment of the anticipated impact of conversion of rental housing to condominiums or cooperative ownership is none. This is primarily due to the lack of older multifamily units. It is estimated that 50% of approved condominiums are managed as rental property. Since incorporation there have been no conversions of rental housing to condominiums or cooperative ownership.



In June 2000, the median single-family home price was \$243,500 including resale housing. No new single-family homes were available for less than \$300,000. For condominiums, the median sales price for Santa Clarita was \$137,000 including resale condominiums. The demand for condominiums has increased in the last year because few single-family homes are in the affordable \$200,000 range. The Southland Regional Association of Realtors projects that there is low housing availability, although the State Department of Finance figures for January 2000 show an average vacancy rate of approximately 6%, an ideal vacancy rate that allows for adequate housing choice.

Figures on housing sales prices were obtained from the Southland Regional Association of Realtors reports. Sales prices from May 1999 through May 2000 indicate that the average price for a single family home in the Santa Clarita Valley has increased 7 percent, an increase of over \$16,000. The median condominium price has increased 2.2 percent, an increase of over \$3,000 over the same period. For comparison, new single-family detached units in the communities of Canyon Country, Castaic, Newhall, Saugus, and Valencia sold for an average of \$210,772 in Spring 1988. New single-family condominiums sold for an average of \$110,229 in Spring 1988. Thus, there has been an increase of 15 percent in single-family house prices and an increase of 24 percent in condominium prices over the last decade.

B. Lower Income Households

Household income is the single most important socioeconomic indicator of households in need. The federal government has divided household income status into four categories--very low, low, moderate, and upper. Table H-7 and Table H-8 describes the U.S. Department of Housing and Urban Development income categories in the Santa Clarita Valley based upon the Long Beach-Los Angeles MSA 1998 median family income of \$51,300.

Santa Clarita is an affluent community with a 1999 median family income of \$66,575, well above the Los Angeles-Long Beach MSA median family income of \$51,300. Eighty percent of the households have an income considered moderate or better. Analysis of 1990 income levels based on race shows a similarity in income levels among White, Black and Asian/Pacific Islander households. Another similarity exists between Hispanic and Native American households. In 1990, eighty-one percent of the White and Black, 78 percent of the Asian/Pacific Islander, 61 percent of the Hispanic and 63 percent of the Native American households in the City have moderate or better incomes.



**City of Santa Clarita and North LA County Subregion
Regional Housing Needs 1998-2005 and
Housing Affordability
Table H-7**

	Number of Households in Santa Clarita	Annual Gross Income	Monthly Housing Cost (30%)	New Construction Need City of Santa Clarita (Units-RHNA)	New Construction Need North LA Subregion (Units- RHNA)
Very Low Income (<50% Median)	5,262	<\$25,650	\$641	1,256	10,327
Low Income (50%-80% Median)	5,353	\$25,650 – \$41,040	\$642- \$1,025	941	7,856
Moderate Income (80%-95% Median)	3,474	\$41,040- \$48,735	\$1,026- \$1,218	1,439	12,021
Above Mod Income (>95% Median)	33,292	>\$48,735	\$1,219	3,520	26,290
1998 Total Households City of Santa Clarita	47,381				
1998-2005 Total Construction Need City of Santa Clarita				7,157 (954 Annually)	
1998-2005 Total Construction Need North L.A. County Subregion					56,494

Source: 1998 Median Family Income \$51,300, DOF98, 1990 Census, SCAG Regional Housing Needs Assessment November 1999 "Projections for Household Growth"



Income Categories
1998 Median Family Income \$51,300
Table H-8

Very Low Income Households	50% or less than the County median income. The household income range is \$25,650 or less.
Low Income Households	50% to 80% of the County median income. The household income range is \$25,650 - \$41,040.
Moderate Income Households	80 % to 120 % of the County median income. The household income range is \$41,040 to \$61,560.
Upper Income Households	120% or more than the County median income. The household income range is \$61,560 or more.

Source: U.S. Department of Housing and Urban Development, January 2000

1. Total Number

Table H-7 shows that there were a total of 47,381 households in Santa Clarita in 1998 according to SCAG. Of the total households, 5,262 households (11.1 percent) were very low-income, 5,353 households (11.3 percent) were low-income, 3,474 households (7.3 percent) were moderate-income and 33,292 households (70.3 percent) were above moderate income. Out of the total number of 47,381 households, 11,505 were renter households and 35,876 were owner households.

2. Percent Lower Income

According to the 1998 Regional Housing Needs Assessment from SCAG, there were a total of 2,563 households earning less than 30 percent of the area median income. Of these households, 1,275 (49.7 percent) were renters and 1,288 households (50.3 percent) were owners. There were 2,699 households earning from 30 to 50 percent of the median family income. Of these households, 1,178 households (43.6 percent) were renters and 1,521 households (56.4 percent) were owners. Together, there were 5,262 very low-income households in Santa Clarita. Of these very low-income households, 2,453 (46.6 percent) were renters and 2,809 (53.4 percent) were owners.

In 1998 there were a total of 5,352 low-income households, those earning between 50 percent to 80 percent of median family income. Of these low-income households, renters accounted for 2,206 households (41.2 percent) and the remaining 3,146 households (58.8 percent) were owners. There were a total of 10,614 very low- and low-income households in Santa Clarita in 1998. These very low- and low-income households represented 22.4 percent of the total households in the City. Of the total very low- and low-income households, 4,659 (43.9 percent) were renters and 5,955 (56.1 percent) were owners. In comparison, 1998 data show that renters accounted for 11,505 households (24.3 percent) of the total households.



3. Poverty

In 1989 there were 4,045 people, or 3.7% of the City's population, living in poverty based upon 1990 Census data. Of these people, 959 were under 18 years old and 455 were 65 years and over. There were 639 people below the poverty line. This accounts for 2.2% of all families in the City at that time. In 1989 the per capita income was \$21,073. The 1989 poverty threshold was \$12,674 for a family of four.

The 1998-99 State of the County Report prepared by the United Way of Greater Los Angeles contains estimates of numbers of persons below the poverty level in various communities in 1998. The communities in the Santa Clarita Valley included in this survey are identified in Table H-9. This poverty information was created by projections based on 1990 Census tract boundaries. Based on the information contained in the United Way Report, approximately 6 percent of the population are below the poverty level.

**Persons Below Poverty Level
Santa Clarita Valley Communities
Table H-9**

Community	Total Population	Below Poverty Level	
		Number	Percent
Santa Clarita	135,242	8,344	6.2%
Valencia	4,652	35	0.8%
Stevenson Ranch	1,080	110	10.2%

Source: 1998-99 State of the County Report, United Way of Greater Los Angeles, January 1999

While the City has no control over the majority of factors affecting poverty, it may be able to assist those living below the poverty line. The City does provide referral to appropriate agencies. The City has pursued affordable housing policies to encourage private developers to make housing available for people of all income levels. The City supports other government, private and non-profit agencies involved in providing services to the poor and participates in the Los Angeles County Service Planning Area 2 (SPA-2) in order to coordinate service.

The City considers development policies in light of their impact upon affordable housing. These policies have a direct impact upon the opportunities for housing, employment, recreation and other services serving the poor. Mixed-use development, integration of social services in development, such as childcare, and higher density development by transit centers are methods to use development policies to increase opportunities for the poor. Childcare resources, education and coordination provided to this population needs to be expanded as a means to increase their ability to succeed in this community.



The population served by the Department of Public Social Services is a population threatened or at risk of becoming homeless since they are, by definition, low income families and individuals. The majority of these families do not receive housing subsidies, although they would qualify, because the process to receive Section 8 housing takes years. The Department of Public Social Services provides temporary housing assistance. This assistance is short-term and does not solve the long-term housing needs for these families. Table H-10 identifies the number of Public Assistance recipients in the Santa Clarita Valley in 1998.

In 1995 the Department of Public Social Services reported that there were 1,271 families receiving Aid to Families with Dependent Children. Of these households receiving aid, 1,068 were single parent households. For the single parent households, 701 had no income, 127 families had earned income, and 240 families had non-earned income. For two parent households there were 19 families where both parents were incapable of working, 12 families were stepparents and 172 had some source of income.

Table H-11 provides a description of housing affordability for selected occupations in Los Angeles County based upon the results of a 1997 survey. This table shows that many typical service workers such as waitresses or janitors may be unable to afford typical rents in the Los Angeles area.



Public Assistance Recipients Santa Clarita Valley 1998

Table H-10

Santa Clarita Zip Codes	Calworks One Parent	Calworks Two Parent	Medi-Cal Only	General Relief	Food Stamps Only	In-Home Support Services	Total
91321	797	111	1,440	10	172	85	2,615
91350	435	55	388	55	133	58	1,124
91351	1,081	141	1,305	25	247	79	2,878
91354	90	9	94	5	25	9	232
91355	127	14	229	5	25	37	437
91381	0	0	0	0	0	0	0
91384	193	19	198	10	53	19	492
Total	2,723	349	3,654	110	655	287	7,778

Source: 1998-1999 State of the County Report, United Way of Greater Los Angeles

Housing Affordability for Selected Occupations in Los Angeles County

Table H-11

	Annual Income	Max Affordable Monthly Cost*	FMR 2-BR Unit	FMR 3-BR Unit	Can Afford a 2-BR Unit	Can Afford a 3-BR Unit
Elementary School Teacher	\$45,670	\$1,142	\$749	\$1,001	Yes	Yes
Registered Nurses	\$49,600	\$1,240	\$749	\$1,001	Yes	Yes
Police Patrol Officers	\$51,210	\$1,280	\$749	\$1,001	Yes	Yes
Waiters and Waitresses	\$12,350	\$309	\$749	\$1,001	No	No
Janitors	\$17,740	\$444	\$749	\$1,001	No	No
Automotive Mechanic	\$31,000	\$775	\$749	\$1,001	No	No

Source: Occupational Employment Statistics (OES) Survey Results 1997 * Maximum Affordable Housing Cost= spending not more than 30% of income on housing costs.



**1998 All Incomes Housing Problems City of Santa Clarita
Table H-12**

		Less Than 30%	30 to 50%	50 to 80%	80 to 90%	Greater Than 95%	Total
All Households	Renters	1,275	1,178	2,206	1,184	5,662	11,505
	Owners	1,288	1,521	3,146	2,291	27,631	35,876
	Total Households	2,563	2,699	5,352	3,475	33,293	47,381
Households with any Problems	Renters	854	1,066	1,906	683	779	5,288
	Owners	976	939	1,761	1,375	8,506	13,556
	Total Households	1,830	2,005	3,667	2,058	9,285	18,845
Households with Overpayment	Renters	831	1,034	1,827	594	553	4,839
	Owners	959	939	1,761	1,375	8,506	13,539
	Total Households	1,790	1,973	3,588	1,969	9,058	18,377
Households with Overcrowding	Renters	109	247	418	153	314	1,243
	Owners						



	Owners	25	17	146	114	705	1,007
	Totals	135	264	564	267	1,019	2,249

Source: Southern California Association of Governments RHNA99



City of Santa Clarita 1990 Housing Assistance Needs of Low and Moderate Income Households
Table H-13

Income	Renters					Owners			
	Elderly	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renter	Elderly	All Other Owners	Total Owners	Total Households
Very Low (0-50% MFI)	759	665	192	392	2,008	1,174	1,156	2,330	4,338
0-30% MFI (Poverty Level)	542	259	42	224	1067	531	533	1,064	2,131
0-30% MFI >30% Cost Burden	49%	88%	71%	75%	65%	77%	73%	75%	70%
31-50% MFI	217	406	150	168	941	643	623	1,266	2,207
31-59% MFI >30% Cost Burden	84%	93%	100%	80%	90%	55%	80%	67%	77%
Low (51-80% MFI)	140	673	269	368	1,450	716	1,365	2,081	3,531
51%-80% MFI >30% Cost Burden	77%	94%	61%	82%	83%	30%	70%	57%	67%
Moderate (81-95% MFI)	38	379	95	272	784	337	1,418	1,755	2,539
81-95% MFI >30% Cost Burden	39%	54%	40%	64%	55%	25%	70%	62%	60%
Total Households	1,094	4,044	1,121	2,510	8,769	3,706	25,887	29,593	38,362

Source: 2000-2003 Consolidated Plan for the City of Santa Clarita, based on 1990 Census data



C. HOUSEHOLDS WITH HOUSING PROBLEMS

A housing problem includes overpayment, overcrowding, substandard housing conditions or any combination of these issues. Table H-12 identifies the number of households in the City of Santa Clarita that have housing problems.

1. Number of Households with Overpayment

Overpayment for housing occurs when a household pays more than 30 percent of its income for housing costs. Affordable housing may be either rental or owner owned housing. Housing considered affordable is defined as follows:

- ❖ For Owner-Occupied or For Sale Units, Value Less Than or Equal to 2.5 times Income by Unit Size.
- ❖ For Occupied Rental Units, Annual Gross Rent Less Than or Equal to 30%, Adjusted for Unit Size.
- ❖ For Vacant Rental Units, Annual Contract Rent Less Than or Equal to 30%, Adjusted for Unit Size.
- ❖ Adjustment for Unit Size = 75% for 0-1 Bdrm, 90% for 2 Bdrms, 104% for 3 or More Bdrms.

Table H-14 identifies amounts for affordable rental and purchase for various income levels based on the median family income for the Los Angeles-Long Beach MSA. Affordable rents are identified for each income level and affordable purchase prices are identified for low, moderate and upper income households.

According to Out of Reach, National Low Income Housing Coalition, in 1999 the hourly wage at 40 hours per week needed to afford fair market rent (FMR) for a one bedroom apartment in Los Angeles County was \$11.38 per hour. The hourly wage necessary to afford FMR for a two-bedroom apartment in Los Angeles was \$14.40. In 1999, a person making minimum wage would need to work 88 hours a week to afford FMR for a one-bedroom apartment and 112 hours a week for a two-bedroom unit in Los Angeles County.



**Affordable Rent and Purchase by Income Categories
1998 Median Family Income \$51, 300**

Table H-14

Very Low Income Households	The household income range is \$25,650 or less. Affordable housing rent: \$641/mo. or less
Low Income Households	The household income range is \$25,650 - \$41,040. Affordable housing rent: \$642 - \$1025/mo. Affordable housing buy: \$76,950 - \$123,120
Moderate Income Households	The household income range is \$41,040 to \$61,560. Affordable housing rent: \$1,026 - \$1,539/mo. Affordable housing buy: \$123,120 - \$184,680.
Upper Income Households	The household income range is \$61,560 or more. Affordable housing rent: \$1,540 or more. Affordable housing buy: \$184,680 or more.

Source: U.S. Department of Housing and Urban Development, January 2000

**1990 Renter/Owner Units Affordable to Households
With Incomes Below 30%, 50% or 80% HAMFI
By Bedroom Size and Occupancy Status
In The City of Santa Clarita**

Table H-15

%HAMFI	Renter Occupied Units			Vacant Units for Rent		
	0 to 1 Bedroom	2 Bedrooms	3 or More Bedrooms	0 to 1 Bedroom	2 Bedrooms	3 or More Bedrooms
0 to 30%	345	72	97	0	8	0
0 to 50%	446	245	199	0	15	0
0 to 80%	1,279	1,322	345	227	232	128

% HAMFI	Owner Occupied Units			Vacant Units for Sale		
	0 to 1 Bedroom	2 Bedrooms	3 or More Bedrooms	0 to 1 Bedroom	2 Bedrooms	3 or More Bedrooms
0 to 30%	132	328	59	0	0	0
0 to 50%	251	806	236	0	11	0
0 to 80%	363	1,540	357	5	11	0

Source: 1994-1999 Comprehensive Housing Affordability Strategy Tables, Table 4 (Parts 1 and 2) based on 1990 Census data

One of the issues noted in the section on housing units is that most of the rental housing has 0, 1 and 2 bedrooms. While this housing may be adequate for individuals and small family households, it does not address the need for rental housing to serve large families.



Table H-15 contains data from the City's 1994-1999 Comprehensive Housing Affordability Strategy that shows the number of 1990 Renter/Owner Units that were affordable to households based upon income category and bedroom size. In this table HAMFI stands for household area median family income and is based on the Los Angeles-Long Beach MSA figures for 1990. This data shows that there were rental units in a variety of unit sizes serving City of Santa Clarita residents. However, the lack of units for rent for very low- and low-income households, particularly the lack of larger units, indicates that there is a need for housing to serve these income groups.

Table H-12 and Table H-13 describes housing problems among various households and income levels. Table H-13 shows that approximately 7,351 households in Santa Clarita with very low- and low-incomes are paying more than they can afford for housing. Of these, 3,692 households (50.2 percent) live in owner-occupied units and 3,659 households (49.8 percent) are renters. While new multi-family housing has been constructed over the last ten years, these new units have been market rate housing, with rents in excess of \$700 per month, which would not be considered affordable for very low-income households.

Table H-13 shows the 1990 housing assistance needs of low and moderate-income households in the City. This table illustrates that low-income renters bear the highest percentage of house cost burden of the various types of households. Low-income large related renter households are particularly affected by cost burdens. In 1990, all of the large related renter households in the City of Santa Clarita experienced a cost burden.

According to the 2000-2003 Consolidated Plan for the City of Santa Clarita, 1990 Census data reveals that 77 percent of the very low income owners with less than 30 percent median family income (MFI) have housing problems. For owners with 31 to 50% MFI, the amount of housing problems varies with 55% of the elderly and 80% of all others having housing problems. There are 1,174 elderly owners and 1,156 other owners with very low income of 0 to 50% MFI. Substantially fewer elderly owners in this income category have housing problems than other owners.

2. Number of Overcrowded Households

Increased housing costs have contributed to overcrowding in a number of housing units in the City. The high cost of housing has forced lower income persons and families to share the rent or mortgage. Frequently, families occupy smaller units with fewer bedrooms in order to reduce monthly housing costs. The U.S. Bureau of the Census Bureau defines an overcrowded unit as a dwelling unit occupied by more than 1.01 persons per room. Severely overcrowded units are those with 1.5 or more persons per room. Overcrowding can accelerate the deterioration of units, particularly rental units that are not being adequately maintained.



Table H-12 presents a summary of 1998 overcrowding in the Santa Clarita Valley as projected by the Southern California Association of Governments. According to this table, there were 1,243 renter households with overcrowding and 1,007 overcrowded owner-occupied households. Of the total rental households, 247 (2.1 percent) were overcrowded very low-income renter households making less than 50 percent of median income and 418 (3.6 percent) were overcrowded low-income households making between 50 and 80 percent of median income. Overcrowded households accounted for 10.8 percent of all rental households and 2.8 percent of all owner-occupied households. Overcrowded households accounted for 4.7 percent of all households in the City.

Historically, data from the 1980 Census indicates only 600 of the 24,559 households, or 2.4 percent, were considered overcrowded and 345 were severely overcrowded (1.4 percent). This figure is quite low compared to the County. In 1980, approximately 6.9 percent of the housing units in Los Angeles County were overcrowded.

1990 Persons Per Household City of Santa Clarita Table H-16		
Persons Per Household	1990	
	Number	Percent
1	6,952	18.0%
2	12,019	31.2%
3	7,498	19.4%
4	7,286	19.0%
5	2,963	7.8%
6	1,029	2.7%
7	727	1.9%
Total	38,474	100%

Source: 1990 US Census

The 1990 Persons Per Household in the City of Santa Clarita is shown in Table H-16. There were 4,719 households with five or more persons, or about 12% of the City's households. Approximately 26,803 households or 70% of the City's households were small family households, with two to four persons per household.

Table H-17 identifies the incidence of overcrowded households in the City of Santa Clarita by tenure and income group. In 1990, 10.8 percent of all rental households in the City were overcrowded as opposed to 2.7 percent of all owner households. The 1990 and 1998 figures show similar percentages of overcrowding among households because the 1998 figures are extrapolations from 1990 Census data. Since the City was not incorporated until 1987, no earlier reliable data exists for evaluating trends in household overcrowding in the City of Santa Clarita.



**Incidence of Overcrowded Households
By Tenure and Income Group
For All Households and Large Related Households
1990 City of Santa Clarita
Table H-17**

% Incidence by Income Group	All Renters	Large Household Related Renters	All Owners	Owners Other Than Elderly
Total	10.8%	49.6%	2.7%	3.1%
0-30%	8.5%	81.0%	2.0%	3.9%
31-50%	21.5%	66.7%	1.1%	2.2%
51-80%	19.0%	74.3%	4.6%	7.0%

Source: 1994-1999 Comprehensive Housing Affordability Strategy Data Tables, Table 8

D. Special Housing Needs Analysis

There are a number of household categories that have special needs for housing above and beyond that of the general population. A number of these special needs groups are lower income households that have problems paying the higher costs for housing. Other special needs groups involve those persons or households with disabilities. Table H-18 quantifies the non-homeless special needs populations in the City of Santa Clarita.

**Non-Homeless Special Needs Populations
City of Santa Clarita
Table H-18**

Special Populations	Households in Need of Supportive Housing
Elderly	1,892
Frail Elderly	165
Severe Mental Illness	796
Developmentally Disabled	355
Physically Disabled	1,430
Persons with Alcohol/ Other Drug Addictions	796
Persons with AIDS and Related Diseases	27
Battered Women	40

Source: 2000-2003 Consolidated Plan for Santa Clarita

The special housing needs groups discussed in this section include the following:

- ❖ **Handicapped and Elderly Households.** The elderly and the handicapped have unique housing needs, often related to mobility. In addition, many of these individuals are on fixed incomes or have lower incomes.



- ❖ **Families with Female Heads of Households.** Households headed by a single female. This group generally consists of a household containing small children that is headed by an unmarried female parent.
- ❖ **Large-Families.** This category consists of larger families that may result in the overcrowding of individual housing units.
- ❖ **Homeless and Persons in Need of Emergency Shelter.** A number of individuals and/or families do not have permanent housing. This may be due to a number of factors including unemployment or a disability that prevents or limits employment.
- ❖ **Other Special Housing Needs Populations.** There is a growing population of persons with supportive housing needs as a result of Acquired Immune Deficiency Syndrome (AIDS) and other conditions.

1. Handicapped

The nationally accepted percentage of the population which can be categorized as developmentally disabled is 1-3%. This figure is published by the Association for Retarded Citizens (ARC), a national organization for retarded and disabled citizens. Locally, the Independent Living Center of Southern California, a private non-profit group serving the disabled notes that in California 9% of the 18-60 population has a physical or developmental disability. In Los Angeles this percentage is 10-11% of the adult population. Due to lower land costs in Santa Clarita and the Antelope Valley, the percentage of the population with a physical or developmental disability is even higher at approximately 12%. The higher incidence of disabled persons is due to the availability of affordable housing.

Based upon the national average, there are 796 to 2,388 developmentally disabled persons in the Santa Clarita Valley. The population with some sort of disability, physical and/or developmental, is estimated at 9,560 based on 12% of the adult population. The City has estimated the physically disabled population by subtracting 1-3% for the developmentally disabled and 1% for the severely mentally ill. The Independent Living Center of Southern California stated in a January 2000 letter to the City that the Social Security Administration reports that just over 1,800 persons in the Santa Clarita area are eligible to receive supplemental security benefits due to their disability.

The number of people with physical and developmental disabilities needing supportive housing is not known. Numbers maintained on the disabled do not distinguish between those who are developmentally disabled and those who are physically disabled. Based on estimates received from LARC Ranch, the North Los Angeles County Regional Center, the California Department of Rehabilitation



Mission Hills Office, Pleasant View Industries, the Independent Living Center, the J. Nolan Center, Henry Mayo Newhall Hospital, and the disability status data in the 1990 Census, there are approximately 355 developmentally disabled persons and 1,430 physically disabled in Santa Clarita who need supportive housing.

The Los Angeles Retarded Children's (LARC) Ranch, located on 65 acres in Bouquet Canyon just north of the City of Santa Clarita, offers housing for 96 developmentally disabled adults in four-person dormitories. In addition to shelter, this population has a need for full-time supervision, meals, education and job training. A focus of LARC is to encourage residents to become more self-sufficient and many of the residents have jobs in the City of Santa Clarita. The City has extended a bus route to provide better service to residents of this facility. LARC Ranch has received a grant from FEMA and local donations to construct 13 homes that will allow residents to live with more independence. The planned homes will be 3,000 square feet and house eight residents and one caregiver. Construction of these homes is planned for 2000-2002.

The Jay Nolan Center serves developmentally disabled adults. The center owns scattered group homes in the Santa Clarita Valley and in the San Fernando Valley. Previous reports showed that fifty people now live at Jay Nolan and the facility is in the process of placing their residents into group homes. The Jay Nolan Center presently owns one house in the City of Santa Clarita and three homes in the San Fernando Valley.

The Independent Living Center of Southern California completed a survey of apartment complexes in the Santa Clarita Valley in May 2000. Orchard Arms, owned and operated by the Los Angeles County Housing Authority, has 183 units that rent to low income individuals and are suitable for independently living developmentally disabled residents. Another complex, Las Flores Apartments, is predominantly occupied by the general population, but also houses eight independently living developmentally disabled residents.

The Independent Living Center of Southern California operates an emergency shelter that can house up to five disabled persons per night. This shelter is located in the San Fernando Valley. However, it does serve the Santa Clarita population. No emergency shelters for the disabled homeless are located in the City of Santa Clarita. There are also four known board and care homes located in single-family residential neighborhoods in the Santa Clarita Valley that serve non-ambulatory residents.

Limited facilities are available in the Santa Clarita Valley to serve the mentally ill. The Bible Tabernacle provides housing for up to 70 mentally ill men. No facilities are available to house mentally ill women within the Santa Clarita Valley. The nearest facilities for women are in Lancaster or in the San Fernando Valley. These facilities do not provide housing for people with AIDS or alcohol/substance abuse problems.



2. Elderly

The 1990 Census indicated that 6,916 persons, or 6.25 percent of the City's population was 65 years of age or older. The 1980 Census indicated that 4,401 persons, or 5.7 percent, of the Santa Clarita planning area's population was 65 years of age or older. In 1990, there were 5,149 households with 1 or more persons age 65 years and over. There were a total of 4,263 housing units in the City of Santa Clarita occupied by persons age 65 and older in 1990. Of the 4,263 units occupied by the elderly, 3,320 units, or 77.9 percent, were owner occupied and 943 units, or 22.1 percent were renter occupied.

The 1990 Census identified 1,094 elderly 1 and 2 member renter households in the City of Santa Clarita. Out of these elderly renter households, 759 were classified as very low-income, 140 were low-income and 38 were moderate income. Table H-13 shows that there were 2,227 elderly low and moderate income owner households in the City of Santa Clarita in 1990. Of these elderly owner households, 1,174 were very low-income, 716 were low-income and 337 were moderate income. In comparison with other household groups with like income, both owner and renter elderly households appear to have less cost burden or other housing problems, particularly those elderly owner and renter households with incomes less than 30 percent of median family income. This appears to be the result of the presence of senior affordable housing opportunities.

Elderly persons often depend upon retirement or other types of fixed income to support themselves which affects their ability to obtain housing that is affordable. Elderly households require housing near shopping areas, health care facilities, and transit. Elderly housing also would benefit from special construction features such as wheelchair ramps, railings, etc. Elderly households may also benefit from both congregate care and shared housing.

In a study of senior apartment complexes prepared by the Independent Living Center of Southern California in May 2000, ten facilities predominantly occupied by seniors were identified in the Santa Clarita Valley. All of these facilities can accommodate independent living and two provide assisted living services (Capri Retirement Villa and Sunrise at Sterling Canyon.) The ten senior apartment complexes have a total of 1,316 units among them, with an average of 132 units per complex. Few vacancies exist among senior units, particularly for income-restricted units. Canterbury Village, with 64 units, serves only very low-income seniors and receives HUD Section 202 funds. Half of the senior apartment complexes noted that they accept Section 8, however these complexes reported no vacancies. Six senior apartment complexes have full wheelchair accessibility and approximately 60% of the total number of senior apartment units are wheelchair accessible. In 1998, the City approved an 89 unit assisted care facility that is anticipated to open in Spring 2001.



3. Families with Female Head of Household

Households with employed female heads of households frequently earn low incomes, partly because of lower overall wage rates for female employees. Households with unemployed female heads may be dependent on welfare, child support, alimony, or other subsidy payments, and consequently are often in the lowest income groups. For either type of household, the housing opportunities are limited unless the family pays a disproportionate share of income for housing and limits spending in areas such as clothing, health care, and recreation.

In 1990 there were a total of 2,302 families with female heads of household in the Santa Clarita Valley, accounting for 10.6 percent of all families with children as shown in Table H-19. Female-headed households with children tend to face several challenges. Traditionally, women earn less than men. Additionally, families need larger units and single mothers are often in need of affordable daycare. Housing for female headed family households should be located near daycare centers and possibly near transit. Housing for this special housing needs group should include a recreation component or be located near public parks and schools. Female-headed households would benefit from nontraditional units such as shared housing. These units may share kitchen facilities but each household maintains private living quarters. These households would also benefit from availability of large unit rental housing.

Female Headed Families With Children Age 0-17 Santa Clarita Valley 1990 Table H-19			
Santa Clarita Zip Codes	Female Headed Families With Children	% Female Headed With Children	Total Families with Children
91321	383	12.8	2,996
91350	445	8.6	5,172
91351	926	13.4	6,918
91354	81	5.9	1,368
91355	331	10.1	3,288
91381	9	3.4	265
91384	127	7.5	1,696
Total	2,302	10.6	21,703

Source: 1998-99 State of the County Report, United Way of Greater Los Angeles

4. Large Households

The 1990 Census indicates that there were 28,925 families in the City of Santa Clarita, of which 4,719 families or 6 percent were large families with more than four



family members per household. Of the large family total, 3,528 were owner households and 1,191 were renter households according to the 1990 Census data as shown in Table H-13. According to census data from 1980, there were 600 overcrowded units in the planning area, representing 2.4 percent of all occupied housing units. Census data from 1990 indicates that 2,249 households in the City of Santa Clarita were large families, representing 4.7 percent of all occupied housing units. Thus the percentage of overcrowded households has doubled over the last ten years.

Based on 1990 Census data, the majority of large related renter households in the City of Santa Clarita bore a housing cost burden. Table H-13 shows that there were 1,121 large related rental households in the City of Santa Clarita. Of the large related renter households in the City, 192 were very low-income, 269 were low-income, and 95 were moderate-income. Large related renter households reported more housing problems, particularly cost burdens, when compared with other renter households. Of particular concern are the large related rental households earning 31 to 50 percent of the median family income which accounts for 150 households. All of the 150 households in this income grouping reported housing problems. All of these households reported a cost burden greater than 30 percent and 33 percent reported a housing burden greater than 50 percent of their family income.

An important need for large families is adequate living space. Most housing units provide one to three bedrooms, however, large families may need four bedrooms or more to be considered adequately housed. Due to the combination of limited availability of larger units and their higher price, many low and moderate income families move into less expensive smaller homes, resulting in overcrowding. Currently, such homes are concentrated in portions of Newhall, Saugus, and in some unincorporated areas such as Val Verde. In addition, large families also require larger rental units that contain three and four bedrooms. Unfortunately, most recently constructed rental complexes feature predominantly one and two bedroom units. These construction trends compound the overcrowding problems of large family renter households. Options for relieving overcrowded living conditions include the construction of additional rooms on existing houses now occupied by overcrowded families. Another option would be to require a percentage of all new rental projects to contain a proportion of units suitable for larger families.

Of the City's 43,463 housing units identified in the 1990 Census, 9,820 units had four or more bedrooms that would be suitable for large families. Of the total large family housing that is present within the City, it is unknown how much of the housing is affordable to these large families. Larger rental units may not be within an affordable range, but rather targeted for higher income households. A possible indicator of increased overcrowding is the increase in average persons per unit from 2.85 to 3.0 that has occurred between 1990 and 2000 as reported by the California Department of Finance.



5. Homeless and Persons in Need of Emergency Shelter

Persons requiring emergency shelter can be divided into two categories: (1) those who require temporary shelter because of damage to their place of residence (through flood, fire, or earthquake), and (2) those who are homeless. Homeless persons, according to the California Department of Housing and Community Development (HCD), are those persons whose nighttime residence is either a temporary shelter provided by a public or private agency or a public or private space not designed for shelter.

In 1997, the City began funding of a cold weather emergency shelter at the City's Sports Complex, centrally located in Canyon Country. Known as the Santa Clarita Winter Homeless Shelter, this emergency shelter is operated by the Santa Clarita Community Development Corporation (SCCDC) from 6:00 p.m. to 8:00 a.m. October through April. Nightly shelter occupancy has averaged between 20 and 25 persons. Annually, approximately 110 different people have used the shelter. Shelter services include a hot meal, shower facilities and safe and secure sleeping arrangements. The Santa Clarita Community Development Corporation is currently seeking a new location and additional funding to enable shelter services to occur year-round.

Public and private social service agencies, such as the Red Cross, typically respond to the need for shelter in the case of fire or natural disaster. According to the City's Community Service Division, all public buildings in Santa Clarita are available to provide temporary quarters when needed. When an emergency arises, a public building close to the affected location is chosen, and an agency, usually the Red Cross, sets up a temporary shelter.

The Santa Clarita Valley service providers indicate the homeless persons originally assisted were usually single individuals; however, more recently those who seek food, shelter or other services include families with children. Many homeless persons have lost their residences through economic circumstances, but there are a growing number of women who leave their homes to seek refuge from domestic violence for themselves and their children.

Persons requiring shelter may also be served by San Fernando Valley facilities that accept them on a space-available basis. The Los Angeles County Department of Senior and Social Services in Newhall and the Los Angeles Department of Public Social Services in Canyon Country provide emergency vouchers for overnight stays and are able to provide referral services to available shelters in the San Fernando Valley for people seeking assistance. The Santa Clarita Food Pantry in Newhall provides food for low income and needy persons. There are also a small number of shelters that provide services to any Los Angeles County resident though their locations in Lancaster, Santa Monica, and Hermosa Beach are not easily reached by the planning area's homeless.



6. Other Special Housing Needs Populations

AIDS Cases In Santa Clarita, 1988 Table H-20			
Zip Code	Total Cases	Cases Living	Deaths
91321	38	8	30
91350	33	16	17
91351	55	14	41
91354	***	***	***
91355	33	10	23
91381	***	0	***
91384	11	6	5
Total	170	54	116

Source: 1998-99 State of the County Report, United Way of Greater Los Angeles

In 1998, the estimated number of HIV positive population in the City of Santa Clarita was 574 based on .04 percent of a 143,582 population. Those who are HIV positive are considered to be in a special needs population. The Los Angeles County Department of Health data in Table H-20 shows that, of those with HIV infection, there were 54 people diagnosed with AIDS in the Santa Clarita Valley. It is assumed that one-half of the persons with AIDS are in danger of becoming homeless. Therefore, 27 persons with AIDS are considered to be at risk of homelessness and have supportive housing needs.

According to officials at the Acton Rehabilitation Center in previous contacts made by the City, approximately 10% of the adult population, or approximately 7,960 residents in Santa Clarita have an alcohol or drug addition problem. Less than 1% of this group are estimated to need assistance with housing given the affluence of this community. Therefore, an estimated 796 persons will need supportive housing due to alcohol or other drug additions.

In 1996 the Association to Aid Victims of Domestic Violence (AAVDV) opened a formal shelter site. The shelter has eight beds and since 1998 has served approximately 180 women and children. Table H-18 shows that there are an estimated 40 victims of domestic violence needing shelter. The AAVDV is currently in the process of finding a larger facility and the City has programmed CDBG funds to assist in this effort. The next closest shelters for battered women are in the San Fernando Valley and in Lancaster. The locations of shelters are confidential but there are 19 shelters for battered women in Los Angeles. The Antelope Valley Domestic Violence Council operates a shelter in the Antelope Valley which can house up to 60 people at a time, including children. This facility is not equipped to house anyone who is mentally ill. The number of overnight stays per year averages 396 to 416.



In January 1999, the City of Santa Clarita prepared a Youth Needs Assessment Study. An observation of this study was that there are a number of runaway youth of junior high school and high school age in the community who have found themselves in homeless situations. While the City has not prepared an assessment of the number of youth who are homeless, the City does recognize homeless youth as a population with special needs. A recommendation of this report is that the City coordinate a school outreach effort to bring representatives from homeless/runaway shelters and resource centers into the schools to educate youth in order to prevent youth homelessness.

During the public meetings held to receive input on the housing element update, several citizens raised the issue that emancipated youth and young adults exiting the foster care system have special housing needs. This population group is characterized as very low-income and frequently lacks skills to be self-sufficient. This population would benefit from low cost transitional housing that would allow them time to finish school and establish themselves in jobs. They would also benefit from programs to teach life skills that would allow them to become self-sufficient.

D. Number of Housing Units Needing Rehabilitation or Replacement

The City of Santa Clarita is predominantly a city with new housing stock, with well over 50% of the units being constructed since 1980. Yet, there are isolated substandard conditions throughout the City. The Building and Safety Division of the City of Santa Clarita indicates that approximately 10% of the housing units in the City are substandard. The City does not have a policy of regular canvassing of areas of the City to locate substandard units. City Code Enforcement Officers generally investigate complaints of substandard conditions when they are received. The most common reasons for declaring a property substandard are overgrown weeds, trash in the yards, and abandoned vehicles. These types of repairs are relatively inexpensive to remedy. Generally, property owners correct these problems quickly.

Deterioration of the City's housing stock is most notable in four Census tracts, two located in Newhall (CT920311 and CT920312) and two in Canyon Country (CT920024 and CT920021). A windshield housing condition survey was conducted in April 2000 for ten neighborhoods in the City to identify the approximate percentage of housing units that were in need of maintenance and/or appeared to be structurally unsound and would likely require demolition. These residential areas were identified by representatives of the City's planning, CDBG, code enforcement and building and safety staff as having the greatest concentrations of substandard conditions.

The windshield survey identified relatively few units overall that met the criteria for deteriorating or dilapidated housing units. The majority of housing units that were categorized as substandard were characterized as such because of the presence of inoperable vehicles, weed and trash-filled yards, or peeling paint that indicates a



lack of basic maintenance. The overall good condition of the planning area's housing stock is due in large part to the fact that the housing is relatively new.

Several other factors to explain the high quality of the City's housing stock may include the investment that occurred following the Northridge Earthquake as many property owners repaired and upgraded their homes. The increase in housing values in mid-1996 may have contributed to the increased level of housing maintenance as many properties returned to their previous values.



City of Santa Clarita
Substandard Housing Windshield Survey
April 2000
Table H-21

Neighborhood	1990 Census Tracts	% Substandard
Plum Canyon/Urbandale	920011	5%
Sky Blue Mesa	920022	10%
South Whites Canyon	920024 and 920021	30%
Sierra Strip	920025 and 920021	15%
Sierra Estates	920003	10%
Galeton	920025	10%
Shadow Pines/Abelia	910801	10%
San Fernando/Vista	920311	15%
East Newhall	920311	70%
North Calgrove	920313 and 920312	5%

Source: Field Survey April 5 and 10, 2000

Within the East Newhall area, the City undertook public works projects to bring neighborhood infrastructure up to City standards and created the Creekview neighborhood park. Following this community investment, many property owners in the East Newhall area, particularly owners of single-family residential units, began to upgrade their housing with painting, landscaping, and driveway paving. Based on the windshield survey, approximately 50 housing units appeared to require reconstruction to make them habitable.

The Sierra Estates area has several units tagged as substandard as a result of landslides. The City has considered options to aid property owners in the area stabilize this geological problem. Other property in the Shangri-La area of Canyon County was affected by landslides in the 1990s. Portions of this tract were regraded to mitigate this slide area and additional housing has been constructed. The Four Oaks neighborhood was another area where approximately 60 homes were affected by a high water table, particularly following El Nino years. In 1998, the City constructed a water pump to lower the water table in this neighborhood.

E. Analysis of Existing Affordable Housing Projects At Risk

Preservation of affordable housing stock is an important issue to consider in addressing housing needs. Affordable housing stock may be lost as affordability restrictions on government assisted housing stock expire and units revert to market-rate housing. The purpose of this section is to address units at risk that have been lost since the Housing Element was adopted in 1991 and to identify the units that will be at risk of conversion as shown in Table H-22.

Table H-22 shows the inventory of multiple family rental housing projects which are



wholly or partially subsidized to accommodate low and/or moderate-income tenants. Tables H-23 and H-24 identify projects with units at risk of conversion coinciding with future Housing Element updates. The list is divided into two five-year periods coinciding with the next two mandatory Housing Element review periods July 1, 2000 to June 30, 2005 and July 1, 2005 to June 30, 2010. For each housing project identified, the following information is provided: name, address, number of units and number of units subsidized, type of subsidy, senior citizen units, and the earliest date at which the subsidy may expire, thus allowing for conversion to market rate rents.

1. Summary of Risk Assessment Categories

An assessment of risk of conversion has been included in the tables to evaluate the likelihood that affordable units will be lost. High risk are primarily characterized by profit motivated owners and affordability restrictions are due to expire within the next five years. Low risk are primarily those units owned by non-profits or where affordability restrictions expire after December 31, 2005. Units with recent affordability contract extensions are also considered to be low risk. Expired units are those where the project has completed prepayment of the HUD-mortgage or the project has terminated/completed a project-based Section 8/mortgage revenue bond/density bonus affordability restriction contract.

The most significant factor in assessing the risk of opt-out besides the market rent potential is the owner type. Nonprofit owners are generally subject to use restrictions that do not allow them to opt out, or, if they are eligible, because of their mission and other restrictions on use of sales proceeds, they would not have an incentive to do so. Thus, properties owned by nonprofit groups were rated as having a low risk of conversion to market-rates.

Since the Housing Element adoption in 1991, the Santa Clarita Valley lost 103 affordable units to expiring multifamily revenue bond contracts as shown in Table H-22. This trend continues to grow as contracts expire and land becomes more valuable. These units were in the Old Ridge Route Road, Sierra Canyon and Sand Canyon Ranch projects. Another 431 affordable units with low risk of conversions extended their multifamily revenue bond contracts to continue affordability for various time frames. Since 1995, no owners of Section 8 project-based units opted out according to information from HUD.

No multifamily revenue bond contracts or Section 8 project-based units are at risk of expiring during the timeframe of this Housing Element Update from July 1, 2000 to June 30, 2005. Since no units fall within this category, there is no need of a table for the current Housing Element period. Cost of replacing at risk housing units expiring between 2000-2005 have not been included because there are no units identified that fall within this at risk category.

Three developments are at risk of conversion between July 1, 2005 and June 30, 2010.



All of these units are considered a low risk of conversion. One hundred thirty of these units are affordable at 80% FMR and 104 are affordable at 50% FMR.



Inventory of At-Risk Units 1991-June 30, 2000
Santa Clarita Valley
Table H-22

Project Name/Address	Funding Source	Date of Prepayment	Total Units	Low/Mod Units	At-Risk Status	New Exp. Date
Old Ridge Route Road 31727-31737 Old Ridge Rte., L.A. County	Multifamily Revenue Bond	June 94	46	10	Expired	
Valencia Village 23700 San Fernando Rd., City	Multifamily Revenue Bond	Dec. 95	384	77	Low	11/1/2011
Sierra Canyon 27250 N. Sierra Hwy., City	Multifamily Revenue Bond	Apr. 97	232	42	Expired	
Sand Canyon Ranch 28858 N. Silver Saddle Cir., City	Multifamily Revenue Bond	Aug. 97	255	51	Expired	
Canyon Country Villas 26741 N. Isabella Parkway, City	Multifamily Revenue Bond	Dec. 97	328	66	Low	11/1/2012
Park Sierra 18414 Jakes Way, L.A. County	Multifamily Revenue Bond	Nov. 98	776	156	Low	12/1/2008
Diamond Park 27940 Solamint Rd., City	Multifamily Revenue Bond	Dec. 98	256	52	Low	2/1/2009
Meadowridge 23645 N. Meadowridge Dr., City	Multifamily Revenue Bond	Jan 99	176	36	Low	10/13/2014
Sand Canyon Villas 28923 Prairie Lane, City	Multifamily Revenue Bond	Nov. 99	220	66	Low	11/1/2011

Source: Los Angeles County Revised Draft Housing Element Update 1998-2005



Inventory of At Risk Units July 1, 2005-June 30, 2010
Santa Clarita Valley
Table H-23

Project Name/Address	Funding Source	Date of Prepayment	Total Units	Units 80% FMR	Units at 50% FMR	Tenant Type	At Risk Status
Canyon Terrace 22640 W. Garzota Dr., City	Multifamily Revenue Bond	Sept. 2006	130	26	0	Family	Low
Park Sierra 18414 W. Jakes Way., L.A. County	Multifamily Revenue Bond	Dec. 2008	776	78	78	Family	Low
Diamond Park 27940 Solamint Rd., City	Multifamily Revenue Bond	Feb 2009	256	26	26	Family	Low

Source: Los Angeles County Revised Draft Housing Element Update 1998-2005



**Inventory of Units At Risk After July 1, 2010
Santa Clarita Valley
Table H-24**

Project Name/Address	Funding Source	Date of Prepayment	Total Units	Units at 80% FMR	Units at 50% FMR	Tenant Type
Valencia Village 23700 San Fernando Rd., City	Multifamily Revenue Bond	11/1/2011	384	77	0	Family
Canyon Country Vilas 26741 N. Isabella Parkway., City	Multifamily Revenue Bond	11/1/2012	328	66	0	Family
Riverpark 27303 N. Sara Street L.A. County	Multifamily Revenue Bond	3/1/2013	528	53	53	Family
Meadowridge 23645 N. Meadowridge Dr., City	Multifamily Revenue Bond	10/13/2014	176	0	36	Family
Sand Canyon Villas 28923 Prairie Lane., City	Multifamily Revenue Bond	11/1/2011	220	44	22	Family

Source: Los Angeles County Revised Draft Housing Element Update 1998-2003



2. Assisted Housing

There are four HUD subsidized privately owned Senior Housing Complexes within the City of Santa Clarita and they are operated in conformance with HUD guidelines. These HUD Section 8 subsidized Senior Housing Complexes rent for 30% of the tenant's income minus an allowance for utilities (except telephone).

Inventory of Units with HUD Funding (Section 8, Section 202) City of Santa Clarita 1999 Table H-25	
Project Name and Address	Number of Units
Newhall Terrace 24377 Newhall Avenue Santa Clarita, CA 91321 (661) 259-1712	66 Very Low Income for Senior and Disabled
Bouquet Canyon Seniors 26705 Bouquet Canyon Road Santa Clarita, CA 91350 (661) 255-1588	264 Senior (Built 1998, Occupied 1999)
Canterbury Village 23420 W. Avenida Rotella Santa Clarita, CA 91350 (661) 255-9797	64 Very Low-Income Seniors
Valencia Villa 25827 Singing Hills Drive Santa Clarita, CA 91355(661) 259-3921	77 Senior

There is one Senior Complex, Whispering Oaks, which is not subsidized by HUD, yet has designated Low and Very Low-Income units due to an agreement with Los Angeles County. This facility accepts residents with and without Section 8 Certificates.

Whispering Oaks Apartments
22816 Market Street
Santa Clarita, CA 91321
(661) 259-1583

33/65 Very Low and Low Income
Senior and Disabled

There are several Senior Complexes in the City that are not designated low- or very low-income; however, these complexes have affordable rents and accept residents with Section 8 certificates and vouchers.



Canyon Club
26025 Bouquet Canyon Road
Saugus, CA 91350

169 Senior Units

Valley Oaks Village
24700 Valley Street
Santa Clarita, CA 91321
(661) 259-5501

248 Senior Units

Canyon Villas
27850 Solamint Road
Canyon Country, CA 91351
(661) 298-1154

153 Senior Units

Additional sources that were examined, but indicated no subsidized units with expiration dates were: (1) Community Development Block Grant program (CDBG), (2) Redevelopment programs, (3) Local in-lieu fee or inclusionary programs - none have been established to date, and (4) density bonus and direct government assistance per Government Code Section 65915. While two projects have received density bonuses from the City (Canterbury Village and Bouquet Canyon Seniors), these projects have received funding from federal sources and are subject to federal affordability timeframes and monitoring.

3. Resources and Program Efforts to Preserve At-Risk Units

Many of the goals, policies, and programs contained in the Housing Element emphasize creating and maintaining low and moderate income housing. Implementation of the policies and programs listed below represent the City's strategy to ensure continued affordability of "at risk" lower income housing as well as encourage the development of new affordable housing opportunities. These programs and policies address not only replacement and preservation of units, but also rental subsidies. The City applied for HOME funds for rehabilitation for multifamily housing in exchange for long-term affordability and was unsuccessful in obtaining these funds. At risk housing has been preserved through Los Angeles County's Multifamily Revenue Bond program. Between 1992 and 2000, six projects totaling 431 affordable units have extended their contracts through this program.

The City will also study the following to assist in the preservation of conversion of units to market rate rents:

- ❖ Identify at-risk units and establish a system of early identification of potential conversion.



- ❖ Use the City's Consolidated Plan to compete for state and federal funds to assist in conversion prevention.
- ❖ Monitor at-risk units to promptly respond to potential conversions.
- ❖ Provide community and tenant education programs to inform the public of conversion issues.
- ❖ Adopt preservation incentives and/or conversion disincentives.
- ❖ Use the City's Redevelopment Agency set-asides to encourage preservation and acquisition of affordable units in the redevelopment area.
- ❖ Assist nonprofit corporations and other public entities to provide affordable housing.
- ❖ Apply for funding to encourage owners to rehabilitate multifamily units in exchange for long-term affordability contracts.
- ❖ Support additional multifamily rental housing.

The City's Planning and Building Services Department has primary responsibility for implementing project review for new development, including development of new housing and implementing the City's density bonus ordinance. The City's Administrative Services Department has responsibility for administering the City's CDBG programs and serves as the primary contact with the Los Angeles Community Development Commission and the Los Angeles Community Development Commission. The City's Administrative Services Department is responsible for writing housing grants and implementing the City's housing programs. The City Manager's Department is responsible for the City's recently established Redevelopment Agency.

a. Density Bonuses for Affordability and Amenities

This program provides incentives for affordable housing by permitting increases in dwelling units per acre 25% beyond what is normally allowed by the maximum City's General Plan residential land use designations for projects that reserve at least 20 percent of the units affordable for low-income residents, 10 percent of the units affordable for very low-income residents, or 50% of the units reserved for seniors. The City provides an additional incentive for developers of low-income and senior housing by allowing an additional 25% density bonus for those low-income and senior projects that provide additional amenities for residents such as



swimming pools and recreation rooms. The City has granted double density bonuses for two affordable projects, Canterbury Village with 64 very low-income senior units and Bouquet Senior Units with 264 low-income senior units. The City Council has also waived certain development fees such as planning review fees, bridge and thoroughfare district fees, public hearing fees, and building permit fees on a case-by-case basis for affordable housing projects.

The City will continue to provide density bonuses for affordability and amenities. City staff will develop a brochure that will provide pertinent information regarding density bonuses for developers by the conclusion of 2002. The City will also advertise its program for density bonuses for affordability and amenities with the Building Industry Association (BIA).

b. Redevelopment Agency Housing Set-Asides

The City's Community Redevelopment Agency was activated on November 28, 1989. The Newhall Redevelopment Project Area and Plan was designated by the Agency on July 8, 1997 through Ordinance No. 97-12. The Redevelopment Plan for the Newhall Redevelopment Project Area includes a discussion of Low- and Moderate-Income Housing in accordance with state redevelopment law, particularly AB 1290 and AB 315. The Agency provides that not less than 20% of all tax increment allocated to the Agency shall be used for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

It is stated in the Redevelopment Plan for the Newhall Redevelopment Project Area that one of the overriding objectives of the Plan is to increase, improve or preserve the supply of low- and moderate-income housing to eliminate detrimental housing conditions in the community as a way to facilitate development as contemplated in the City of Santa Clarita General Plan. The Redevelopment Plan for the Newhall Redevelopment Project Area does not contain authority for the Agency to acquire by eminent domain any property on which persons reside or contain any public projects that will displace a substantial number of low- or moderate-income persons. Rather, the Agency is specifically authorized to provide or participate in providing public improvements or facilities identified in the Plan. Such stated programs related to improving residential uses include residential rehabilitation in Downtown Newhall (Project Area Program 6) and residential rehabilitation elsewhere in the Project Area (Project Area Program 7).

Section 351 of the Plan covers rehabilitation of structures and states that the Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes, ordinances and standards. The Agency and the City may develop a program for



making low interest loans for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with the plan.

The City's Redevelopment Agency is the responsible agency for administering the redevelopment set-aside funds. However, the agency has not generated sufficient tax increment funds for use in funding residential projects. For this reason, the Agency has not identified a specific project for use of the 20% housing set-aside funds. Once the Agency begins receiving tax increment, affordable housing programs will be identified to fulfill the affordable housing objectives of the Newhall Redevelopment Plan. Redevelopment Agency housing set asides can be used for new construction to replace at risk affordable units. Set aside funds may also be used to preserve existing affordable housing.

It is unlikely that there will be sufficient tax increment generated during the period for this Housing Element Update based upon current economic projections. This program will be implemented when sufficient tax increment becomes available.

c. Los Angeles County Housing Authority- Section 8 and Bonds

The City does not have a housing authority and contracts with the Community Development Commission of Los Angeles County to obtain housing authority services. The Community Development Commission operates the only public housing complex in the City called Orchard Arms. Orchard Arms has 182 units to serve low-income elderly and disabled residents. Based upon a February 2000 survey, the 182 single-bedroom units are occupied and there are no vacancies.

Three years ago Orchard Arms was renovated. The units are in good condition and there are no substandard units or rehabilitation needs at the facility. Apartments are already modified to serve the disabled as well as the elderly.

In 1999, the City studied the issue of creating its own housing authority with the goal of providing more Section 8 vouchers for City residents. The results of this study indicated that it was unlikely that additional Section 8 vouchers would be made available due to their limited supply and great demand. Rather, formation of a City housing authority would be a costly endeavor that may not provide an increase in the level of service over that presently provided through the contract with the Los Angeles Community Development Commission. The City Council decided that it was not appropriate to create a City housing authority at this time. However, should laws and funding relating to housing programs change, then this issue may be revisited.



The City of Santa Clarita participates in the Section 8- Rental Assistance Program through the County of Los Angeles Housing Authority. Section 8 is a federally funded program administered by HUD. It enables low and very-low income persons to receive housing assistance by supplementing the rent that is affordable to the tenants (30% of income). The supplemental payment is made directly to the landlord. There are two types of Section 8 programs, contracts and certificates/vouchers.

Projects built with Section 8 contracts as part of the entire funding package where the contract unit is specific. Units built with assistance from this federal funding source are identified above in Table H-25 This program provides for new construction of affordable housing stock and is considered a replacement program for loss of at risk units.

Section 8 certificate and voucher programs qualify the tenant as being eligible for rental assistance. The certificate and voucher are valuable because of their transferability. HUD is in the process of phasing out certificates and replacing them with vouchers. The holder of a certificate or voucher can move to any approved unit in the area for which the certificate/voucher is qualified. The voucher differs from the certificate in that the tenant is afforded the option to pay the landlord the difference between the going rate for the unit and the fair market rent, in addition to their 30% of income contribution. The certificate holder pays the landlord the balance between the 30% of income contribution and fair market rent for the unit.

**Section 8 Certificates and Vouchers in
the Santa Clarita Valley 2000
Table H-26**

Location	Number of Section 8 Certificates/Vouchers
Santa Clarita	79
Canyon Country	43
Newhall	42
Location	Number of Section 8 Certificates/Vouchers
Saugus	4
Valencia	6
Val Verde	3
Stevenson Ranch	0
Total	177

Source: Los Angeles Community Development Commission, May 2000



As shown above in Table H-26, there are 177 certificates and vouchers in effect in the Santa Clarita Valley, and administered through the Community Development Commission of Los Angeles County. There are 56 active Section 8 contracts for elderly households and 98 active Section 8 contracts for family households. There are over 100,000 people on the waiting list to be determined eligible for Section 8. Of these people, 3,600 were determined to be eligible for assistance, while 612 were determined to have federal preference. Federal priority is given to individuals who meet federal preference requirements, because 1) they live in substandard units, 2) they pay over 50% of their income for rent and utilities, or 3) they have been involuntarily displaced. The Section 8 waiting list is always open and never closes. The public may add their names to the list through telephone application. The current waiting period for a Section 8 voucher is approximately seven years. This long wait makes Section 8 impractical for many who qualify for assistance. The City will continue to have the Los Angeles Housing Authority administer the Section 8 and Bonds program.

d. Tax Exempt Multifamily Revenue Bond Program

The Tax Exempt Multifamily Revenue Bond Program is a program administered by the Los Angeles Community Development Commission. Projects within the City of Santa Clarita have participated in this program. This program helps to finance below-market interest rate loans for construction and permanent financing to developers of multi-family housing in which at least 20 percent of the total units are set aside for rental by households at or below 50 percent of MFI. This program aids in providing new construction of affordable units to replace those at risk. According to the Los Angeles Community Development Commission there was \$17,000,000 per year available between 1998-2003. The City will continue to have the Los Angeles Community Development Commission administer the tax exempt multifamily revenue bond program.

e. Preservation of Bond-Financed Housing Program

The Los Angeles Community Development Commission works with owners to refinance units previously assisted with local bond funds to extend the term of affordability. The Community Development Commission works with owners of bond financed projects to ensure continued affordability by facilitating and refinancing projects and assisting with financing alternatives. This program is aimed at preserving at risk affordable units. The City will continue to have the Los Angeles Community Development Commission work with owners to refinance units under the preservation of bond-financed housing program.



f. Home Investments Partnerships Program (HOME)

The City of Santa Clarita has sought HOME funds to rehabilitate multifamily housing in exchange for long-term affordability contracts. The City has not been successful in its attempts to obtain funds for this purpose. The City will continue to try and obtain HOME funds to implement this program which could be used to create new affordable housing to replace units at risk. The City will continue to follow the release of NOFAs and HOME funds.

g. Public Agency and Nonprofit Housing Corporations

Five nonprofit housing corporations have contacted the City expressing interest to participate in affordable housing projects in the City. Since the City does not directly manage "at-risk" properties, no organizations have contacted the City expressing an interest in acquiring or managing "at-risk" properties. The Los Angeles County Community Development Corporation does maintain a list of organizations that are interested in acquiring "at risk" properties which would include properties in the Santa Clarita Valley, including units within the City of Santa Clarita.

The nonprofit housing corporations which have expressed interest in participating in affordable housing projects in the City follow:

Corporate Fund for Housing
6029 Bristol Parkway, Suite 200
Culver City, CA 90230

Southern California Presbyterian Homes
1111 N. Brand Blvd., Suite 300
Glendale, CA 91202

Habitat For Humanity
5525 Cahuenga Blvd.
North Hollywood, CA 91601-2920

Community Housing Development, Inc.
369 San Miguel Dr., Suite 135
Newport Beach, CA 92660

Santa Clarita Community Development Corporation
Mark Young, Representative



Additionally, the City has been approached by a for-profit developer interested in pursuing a mixed-income, mixed-use development:

Watt Commercial Properties
2716 Ocean Park Blvd., Ste. 3020
Santa Monica, CA 90405

The City will research and pursue a variety of non-profit resources with the intention of developing a program to provide affordable housing projects in areas identified as "at risk" properties.

IV. REGIONAL HOUSING NEEDS ASSESSMENT

SCAG prepares a Regional Housing Needs Assessment (RHNA) that is used to project future housing needs. The RHNA ensures that enough housing will be available to accommodate future residents of the region. These future housing need figures indicate the number of new units that will be needed in the five year projection period (in this instance between 1998-2005) for each of the four income categories.

The RHNA estimates existing housing needs based on households who pay 30 percent or more of their income for housing and future housing needs based on growth projections. The basis for identifying existing needs is the 1990 Census with adjustments for vacancy, household income and overpayment. The estimates for future housing needs reflects the projected population growth, as well as units needed to compensate for demolitions and to maintain an ideal vacancy rate. Income level allocations are provided to determine the number of lower income households with existing need and the number of units that would have to be provided for future lower income households.

State law calls for each city and county to use the numbers presented in the RHNA (shown in Table H-7) in identifying its existing and future housing need, or provide justification for changing these numbers. The identified housing needs in the RHNA must be included in the housing element of each jurisdiction's General Plan. Each jurisdiction is then required to develop ways to maintain housing opportunities for existing households and to provide opportunities for the development of additional housing for future households.

A. Timeframe for Projections

As required by state law, the Southern California Association of Governments (SCAG) prepared the Regional Housing Needs Assessment (RHNA) to determine the housing needs of cities and counties in Southern California for the 1998-2005 planning period.



B. Construction Need by Income Category

Table H-7 indicates that RHNA projects a need for 7,157 new housing units in the City between 1998 and 2005 for the City to meet its regional allocation. Of this figure, 1,256 units for very low-income households, 941 units for low income households, and 1,439 units for moderate income households will be required.



V. POPULATION AND EMPLOYMENT TRENDS

This section provides demographic and socioeconomic characteristics for both the City of Santa Clarita and the unincorporated areas that comprise the Santa Clarita planning area. The various information sources provided figures, estimates, and projections for different years for somewhat different geographical areas in the Santa Clarita Valley. The zip codes cover areas in the City as well as unincorporated areas in the Santa Clarita Valley.

Information from the 1990 Census for twenty-one census tracts in the Valley cover most of the City's proposed planning area. The number of census tracts increased in the 1990 Census due to splitting of some of the 1980 Census tracts. The total area covered by the 1990 Census tracts is less than that covered by the 1980 Census.

Information for the 16th tract, 9202, was used only for determining total population figures because the primary land use in the tract is the Peter J. Pitchess Wayside Honor Rancho, not a typical residential population. For 1990 data, the information in this report generally refers to the twenty-one 1990 Census tracts within the City's planning area as shown in Table H-27.

Northern Los Angeles County, consisting of Antelope Valley and the Santa Clarita Valley, is among the fastest growing areas within the Southern California region. All of the cities in the Santa Clarita and Antelope Valleys (Palmdale, Lancaster, and Santa Clarita) experienced population increases between 1990 and 1999 ranging from 5 to 74 percent as illustrated in Table H-28.

According to 1970 census statistics, the Santa Clarita planning area had 63,864 residents. In 1980, this figure had grown to 79,015 persons, representing an increase of 15,151 persons or 23.7 percent. Between 1980 and 1990, the area's population had increased an additional 72,040 persons (91.2 percent) for a total 1990 population of 151,055 persons.

The planning area's dramatic growth can be attributed to a number of factors:

- ❖ The Santa Clarita Valley benefited from the development of the regionwide system of freeways during the 1960s and 1970s, as did other outlying areas in the Los Angeles region. The freeways provided easy access to employment centers in metropolitan Los Angeles.
- ❖ Opportunities for new development were limited in Los Angeles County following the urbanization of the San Fernando Valley during the 1940s, 1950s, and 1960s. This was especially true for the larger subdivisions consisting of single-family detached homes.



**1990 Planning Area Population
by Census Tract
Table H-27**

Census Tract No.	City Population	Unincorporated Population	Total Population	Location
9108.01	2,172	8,269	10,441	Canyon Country
9200.03	10,263	312	10,575	Newhall/Canyon Country
9200.11	5,293	3,347	8,640	Saugus
9200.12	10,451	2,947	13,398	Saugus
9200.13	3,733	0	3,733	Saugus
9200.21	8,079	2,013	10,092	Canyon Country
9200.22	4,453	0	4,453	Canyon Country
9200.23	1,996	N/A	1,996	Canyon Country
9200.24	2,960	N/A	2,960	Canyon Country
9200.25	10,298	1,393	11,691	Canyon Country
9201.01	6,625	768	7,393	Valencia
9201.02	0	10,703	10,703	Castaic
9202.00	N/A	8,748	8,748	Peter J. Pitchess Honor Rancho
9203.11	11,501	N/A	11,501	Saugus/Newhall
9203.12	4,073	211	4,284	Newhall
9203.13	5,315	N/A	5,315	Newhall
9203.21	9,936	N/A	9,936	Valencia
9203.22	2,803	N/A	2,803	Valencia
9203.24	10,691	N/A	10,691	Valencia
9203.25	N/A	1,702	1,702	Pico Canyon/ Stevenson Ranch
9302.00	0	0	0	Newhall
Totals	110,642	40,413	151,055	

Source: 1990 U.S. Census, 21 Census Tracts

- ❖ As tracts of land were developed in the more urbanized portions of Los Angeles County, the Santa Clarita Valley became very attractive as one of the large areas in this part of the region where new development could occur. New development is contained within the Valley due to topography and the National Forest lands that nearly surround the Valley.
- ❖ The magnitude of Santa Clarita's growth can also be attributed to both the availability of new housing and the availability of affordable housing, though costs for new housing in the region have increased considerably in



recent years. The majority of housing units in the Santa Clarita Valley are less than 30 years old.

**Population Growth Trends in Area Cities
And Larger Los Angeles County Cities
Table H-28**

City	1980	1990	1999	Change: 1990-99	
	Population ^a	Population ^b	Population ^b	Number	Percent
Santa Clarita	79,015	110,690	146,979	36,289	32.7%
Lancaster	48,027	97,300	130,079	32,779	33.6%
Palmdale	12,277	68,946	120,132	51,186	74.2%
Glendale	139,060	180,038	199,178	19,140	10.6%
Pasadena	118,072	131,586	140,190	9,083	6.9%
Long Beach	361,355	429,321	452,905	23,584	5.4%
Torrance	129,881	133,107	145,769	12,662	9.5%
L.A. City	2,968,579	3,485,557	3,716,048	230,491	6.6%
L.A. County	7,477,421	8,863,052	9,757,542	894,490	10.0%

Sources:

a

1980 U.S. Census

b

Department of Finance Table 2, Historical City/County Population
Estimates, 1991-1999, with 1990 Census Counts

In 1990, the City of Santa Clarita was the seventh largest City (in terms of population) in Los Angeles County with a population of 110,690. Table H-27 shows the 1990 population figures for the census tracts that comprise Santa Clarita's planning area. Table H-28 compares the growth experienced in the City of Santa Clarita with cities in the surrounding area and larger cities in Los Angeles County in 1980, 1990 and 1999, including the percentage of population change between 1990 and 1999.

A. Race And Ethnicity

The 1990 Census created the first data for race and ethnicity for the City of Santa Clarita. The total population in the City in April 1990 was 110,694 people based on 1990 Census information. Table H-29 provides a breakdown of the race and ethnicity for City residents based on 1990 Census data and for Santa Clarita Valley residents in 1998 based on data obtained from the United Way of Greater Los Angeles.



Race/Ethnicity
City and Santa Clarita Valley 1990-1998
Table H-29

Race/Ethnicity	1990 City		1998 Santa Clarita Valley	
	Number	Percent	Number	Percent
White	89,203	80.6%	122,459	67.5%
Hispanic/Latino	14,771	13.3%	41,781	23%
Black	1,612	1.4%	6,586	3.6%
Asian/Pacific Islander	4,402	4.0%	9,485	5.2%
American Indian	502	.5%	808	.5%
Other	152	.2%	282	.2%
Total	110,642	100%	181,401	100%

Source: 1990 Census and 1998-99 State of the County Report, United Way of Greater Los Angeles

The U.S. Census classifies persons according to race under the following categories: (1) white; (2) black; (3) American Indian, Eskimo, and Aleut; (4) Asian and Pacific Islander; and (5) other. The census further identifies persons of Hispanic origin. In the 1990 census, individuals were asked to classify themselves as to whether or not they were Hispanic. For this reason, persons categorized as white, black, or other according to race may also be included in the Hispanic ethnicity classification.

B. Age and Gender

The population for any given area will vary and depend on three factors: birth rates; death rates; and migration. Generally, birth rates will exceed death rates, resulting in a net population increase. Migration refers to trends of persons moving in or out of cities. For example, a number of large northeastern cities experienced substantial declines in population due to emigration, while cities in the sunbelt have experienced substantial increases in population due to immigration. In most Southern California cities, and in Santa Clarita, migration is the single most important variable associated with population growth.

Traditionally, there are many home buyers in the working category (ages 25 to 54) who are attracted by the availability of new single-family homes. The 45 to 54 year age group, the group most likely to desire move-up housing, is predicted to continue growing the fastest. Although there has been an overall aging of the Santa Clarita population, this trend is less pronounced than in other areas of Los Angeles County. The population will continue to age as part of a national trend towards fewer children, increased life expectancy, and an aging baby-boom (persons born between 1945 and 1960) population. The areas with larger concentrations of senior citizens may require special services for this population group.



Current school enrollment statistics for the five school districts in the planning area show significant increases in student enrollments. As with the increase in other age groups, this is primarily a function of new home construction, with families with children moving into the area. As of 1998 all schools in Santa Clarita were over capacity, and relocatable classrooms were being used to provide additional space. The presence of large numbers of school-age children, and the likelihood of both parents having to work to afford housing costs, underscores the need for affordable, quality childcare options for working parents.

Population figures for the 1990 Census for the City of Santa Clarita indicate an age distribution which is assumed to be the same as that of the planning area. The population of the City of Santa Clarita is fairly evenly distributed by sex according to 1990 Census data as shown in Table H-30. The total population is almost evenly divided, with an estimated 55,360 females (50.1 percent) and 55,282 males (49.9 percent).

1990 Age / Gender Statistics City of Santa Clarita Table H-30					
Age	Male		Female		Total Number
	Number	Percent of Total Population	Number	Percent of Total Population	
0-4	4,999	4.5%	4,906	4.4%	9,905
5-9	4,636	4.2%	4,281	3.9%	8,917
10-14	3,904	3.5%	3,853	3.5%	7,757
15-19	3,949	3.6%	3,678	3.3%	7,627
20-24	4,225	3.8%	3,966	3.6%	8,191
25-29	5,209	4.7%	5,289	4.8%	10,498
30-34	5,984	5.4%	6,053	5.5%	12,037
35-39	5,513	5.0%	5,501	5.0%	11,014
40-44	4,717	4.3%	4,831	4.4%	9,548
45-49	3,592	3.3%	3,366	3.0%	6,958
50-54	2,561	2.2%	2,268	2.0%	4,829
55-59	1,908	1.7%	1,761	1.6%	3,669
60-64	1,396	1.3%	1,380	1.2%	2,776
65-69	1,013	.9%	1,322	1.2%	2,335
70-74	730	.7%	1,085	1.0%	1,815
75-79	485	.4%	882	.8%	1,367
80-84	287	.3%	549	.5%	836
85+	174	.1%	389	.4%	563
Total	55,282	49.9%	55,360	50.1%	110,642

Source: 1990 Census, City of Santa Clarita.



C. Employment

Santa Clarita's economic base is still developing as the area adds commercial and industrial space and attracts more residents wishing to work in the area. Table H-31 presents employment projections in the Santa Clarita Valley prepared by the North Los Angeles County Subregion. These figures show a steady growth of employment opportunities in the Santa Clarita Valley planning area.

Employment Projections 1990-2020 for the Santa Clarita Valley Table H-31					
Jurisdiction	1990	2000	2010	2025	2020
Santa Clarita	45,121	55,898	63,255	63,859	64,316
Unincorporated Santa Clarita Valley	6,859	29,142	62,646	80,686	98,221
Total	51,980	85,040	125,901	144,545	162,537

Source: North Los Angeles County Subregion 2020 Growth Projection Report, October 1995

The Employment Development Department of the state has estimated the 1999 total labor force in the City as 65,670 people, with employment at 63,050 jobs. It is estimated that 29 percent of the employment in the Santa Clarita Valley is in manufacturing, 24 percent in services, 14 percent in retail trade, 11 percent in local government, 7 percent in wholesale trade, 6 percent in construction, 5 percent in finance and real estate, 4 percent in utilities, 1 percent in agriculture and 1 percent other.

The unemployment rate in Santa Clarita has also been quite low with annual averages between 3 and 4 percent according to figures from the Employment Development Department of the state. Table H-32 shows the average annual unemployment in the City of Santa Clarita prior to the effective timeframe of this Housing Element Update.

Unemployment Annual Averages 1994-1998 for the City of Santa Clarita Table H-32	
Year	Percentage Average Unemployment
1994	4.5%
1995	3.8%
1996	3.9%
1997	3.2%
1998	3.1%

Source: Employment Development Department



VI. LAND INVENTORY (65583, 65583a)

A. Inventory of Land Suitable for Residential Development

Section 65583 (a) of State Housing Element Law requires that a Housing Element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public services and infrastructure to these sites. The majority of existing land use in the City of Santa Clarita has been recently developed; therefore, the focus of the inventory is on the development potential of vacant lands, rather than redevelopment of existing uses.

The primary purpose of the inventory is to determine if there are sufficient sites available for residential development to meet projected needs within the five year period covered by the housing element. In Southern California, the needs projections for housing are prepared by the Southern California Association of Governments (SCAG). Current regional housing needs projections are for the period of 1998 to 2005 and are shown in Table H-7.

An inventory of sites available and suitable for residential development within the City's planning area as of July 1998 is shown in Table H-33. The zoning category densities in the City's proposed development code match those of the General Plan, as required by State Law. Each available site is listed along with the zoning designation and the potential number of dwelling units that could be built on the site. Densities of development projects recently approved by the City are consistent with the densities allowed under the City's Unified Development Code (UDC), which includes zoning regulations.

The City has seven residential categories allowing development at maximum densities varying from 0.5 to 28 units per acre; however, the UDC allows densities from 35 to 50 dwelling units per acre in the Valley Center and for senior and affordable housing projects. Four of the zones are primarily intended for the development of single family homes. These are the Residential Estate (RE), Residential Very Low Density (RVL), Residential Low Density (RL), and Residential Suburban (RS) zones. The remaining three residential zones – Residential Moderate (RM), Residential Medium High (RMH), and Residential High (RH) – are intended for attached and multi-family dwellings, including apartments.

Three other zones in the City allow housing units. The Specific Plan zone allows for a variety of housing choices at various densities subject to approval of a specific plan. Since incorporation, the City has adopted three specific plans, Porta Bella Specific Plan allowing 2,911 units of varying types and densities, North Valencia Specific Plan allowing 2,000 units of varying types and densities and North Valencia No. 2 Specific Plan allowing 1,900 units of varying types densities. These specific plans allow for mixed-use development that may intermix residential and commercial activities. The Commercial Town Center (CTC) land use designation



allows for high density multi-family residential uses up to 50 units per acre within the Valley Center. The City recently approved the Town Center West project in the CTC zone. This project was a mixed-use project that included a total of 343 multiple family units on 8 acres, which represents a density of approximately 43 dwelling units an acre. The intent of providing high density uses within the Valley Center is to allow densities that encourage the use of public transportation and provide opportunities for affordable housing in the center of the City, in close proximity to service jobs. The Community Commercial (CC) zone offers limited residential units associated with assisted housing projects.

Affordable housing density bonuses are permitted in the City's RM, RMH, RH, and CTC zones. The affordable housing bonus provision is intended to facilitate the construction of senior, very low, and low income housing for sale and rental housing units that will serve the current and long term City need while maintaining a high degree of quality in project design, construction, and environmental protection. These requirements are intended to work in conjunction with the applicable general and special development requirements of the residential zones and the provisions of the state planning law related to density bonuses while at the same time providing assurances to the City that units, developed by use of the incentives offered, remain available and affordable to seniors, very low, and low income individuals and families.

Applicants requesting a density bonus are subject to development review and the following requirements.

- ❖ The development shall consist of five or more units which at least 20 percent of the total units are reserved for lower income households or at least 10 percent of the total units are reserved for very low income households or at least 50 percent of the total units are reserved for senior citizens.
- ❖ The plan shall show the intended use of the density bonus within the housing development or within the geographic area of the housing development.
- ❖ A written preliminary proposal shall be submitted prior to any formal requests for general plan amendments, zoning amendments, or subdivision map approvals.
- ❖ An independently prepared fiscal impact statement shall be submitted with the preliminary proposal examining the general effects of the proposed project to the City. The study shall include the potential specific fiscal impacts to the various funds of the City which may be affected by the particular development concessions being requested, such as general fund, property taxes, police and fire safety, park development fees, etc. The study shall also include the positive or negative fiscal and economic benefits to the City for granting one or more incentives.



In addition, proposed projects must meet the following conditions in order to qualify for affordable housing density bonuses.

- ❖ The area infrastructure must be in place or be constructed as part of the project and capable of serving the proposed project including, but not limited to streets, sidewalks, and traffic and pedestrian signals.
- ❖ The project site must be proximate to commercial establishments, service providers, and other amenities, including, but not limited to grocery stores, drug stores, banks, medical and dental facilities, public transit, and open space/recreational facilities.

The City of Santa Clarita may offer some or all of the following incentives to developers who qualify for affordable housing density bonuses, depending upon the quality, size, and scope of the proposed project.

- ❖ **Reduction in required setbacks and/or height.** The City of Santa Clarita may grant a reduction in required setbacks of up to 20 percent and/or grant a maximum additional height of up to 65 feet and five stories.
- ❖ **Dwelling unit density bonus.** The City may grant a density bonus of 25 percent in excess of the maximum density of the zone. In areas where higher densities are appropriate and services are available, densities of up to 35 dwelling units per gross acre may be permitted. In the Valley Center area only, densities up to 50 dwelling units per gross acre may be permitted.
- ❖ **Fee Waivers/Reductions.** Projects submitted under this section may receive, depending upon the size, nature and scope, a reduction or waiver of some or all City imposed development submittal and processing fees. Such reductions or waivers may affect the following, development application fees, park fees, and other fees.

B. Adequate Sites Analysis (includes AB 438)

Table H-33 presents a summary of the 1998 residential land inventory for the City of Santa Clarita with the dwelling unit potential based upon the upper limit of the density range for each site. In 1998, vacant land zoned for residential development over five acres included a total of twenty-one sites totaling 4,850 acres. A total of 10,049 dwelling units have been approved or proposed on a portion of these lands as of July 1998 and 2,428 units have been constructed. There is a potential for additional 7,500 units on existing vacant land. These vacant sites include those with no pending development, those with proposed residential development and those with approved residential development as of July 1998. The table also notes the units that were built as of August 2001.



There is a potential to increase the number of residential units that could be constructed on these vacant lands through use of the City's density bonus provisions. There is also potential to increase residential uses through creation of a specific plan on properties over 100 acres. The City provides an opportunity for a developer to receive a 25% density bonus for affordability and up to an additional 25% density bonus as an incentive for providing additional amenities for residents. The Bouquet Seniors project shown on the table is an example of a project that has received double density bonuses. There is also potential for sites over 100 acres to increase the number of residential units by creating a specific plan. The North Valencia Specific Plan and the North Valencia No. 2 Specific Plan are examples of projects that began with predominantly commercial and industrial land use designations and resulted in plans that integrate various residential densities and housing types, with commercial and industrial land uses. These specific plans also provide opportunities for mixed-use projects to occur.

The RMH and RH zones are appropriate zones to facilitate lower-income development. These zones are designed to accommodate multifamily developments at greater densities than single family residential developments. These greater densities provide opportunities for apartment and condominium development which provide rental and ownership opportunities for those with very low, low and moderate incomes. Table H-33 shows that at least 7,500 units are likely to be suitable for low income residents in the RM, RMH and RH zones and this can be increased to as much 9,375 units assuming that an affordable housing density bonus is requested with the minimum 20% low income restriction, and approximately 12,000 units with a double density bonus for affordability and amenities. The Specific Plan zone is also suitable for development of higher residential densities that are likely to be suitable for affordable housing.

While the density allowed in the RMH zone is most suitable for the development of rental apartments, the RM zone is also suitable for the development of rental units. Many projects in the RM zone are subdivided as condominiums. Many of these units, however, are developed as rental units. These projects are initially subdivided as condominiums to avoid the cost and processing requirements involved with converting a rental project to a condominium project at a later date. Therefore, it is anticipated that many projects in the RM zone will also provide rental housing. An example of this trend to subdivide rental projects is the Valencia Vista project in the Newhall area of the City. This project, built in the RM zone at a density of approximately 8 units per acre, contains both rental and for sale units.

C. Relationship of Residential Land Inventory and Housing Needs

As shown in Table H-7 of the Housing Element, The Regional Housing Needs Assessment (RHNA) prepared by SCAG indicates a housing need of 7,157 new units in the City between 1998 and 2005. Of this figure, the RHNA estimates project that 1,256 units (18 percent) will be required for very low income households, 941 units (13 percent) will be required for low-income households, 1,439 units (20 percent) will



be required for moderate income households, and 3,520 units (49 percent) will be required for high-income households.

The residential land inventory shown in Table H-33 indicates that a total of 10,049 units have been approved and there a potential to develop an additional 7,500 units for various income levels based upon current zoning which is more than sufficient vacant land available for future residential development within the City to meet the regional allocation of 7,157 units for new construction between July 1998 and June 2005. The number of existing vacant sites and existing zoning allow for new residential unit construction to meet the City's regional housing needs based upon the income categories identified in the RHNA.

Table 33 demonstrates that the City has the site capacity and appropriate zoning to accommodate its regional housing need for 2,197 low and very low-income housing units in multi-family residential zones (RM, RMH, and RH). The capacity within these zones, even without granting of a density bonus, is 7,500 units and 9,375 units with an affordability density bonus. The City offers an additional opportunity to increase the number of affordable units by allowing an additional 25% density bonus to those affordable projects that provide additional amenities such as pools and other common recreation areas. With a double density bonus, up to 12,000 affordable units could be built. Multiple family housing within the allowed density is permitted by right in the RM, RMH and RH zone and conditionally permitted in the Commercial Town Center (CTC) zone. In addition to multiple family units shown in these zones on Table H-33, there is a potential for additional units in the CTC Zone. However, these potential units have not been identified in Table 33 due to the fact that the exact number of potential units would be based on future mixed-use proposals, which may be difficult to calculate. In addition, adequate residentially zoned properties exist to meet the regional housing need during this planning period. This table also demonstrates that the City has the site capacity and appropriate zoning to accommodate its regional housing need for 1,439 new construction housing units for those of moderate income and 3,520 new construction housing units for those with higher incomes.

Even more residential units could be provided through future annexation of land within the City's planning area. A policy of annexation is consistent with growth goals of the City that encourage development within incorporated areas where infrastructure and services are available to serve new development. Expansion of infrastructure such as roadways and sewer is expensive and adds to the cost of new housing. Opportunities for affordable housing are greater where costs of infrastructure expansion is limited.

While many of the potential residential dwelling units in the City and the surrounding outlying planning area are located within zoning categories intended for development of low density, detached single-family units, the inventory of residential land also includes land zoned for multi-family units in the RM and RMH zones. Higher density residential uses may also be found within SP (Specific Plan) and the CTC (Commercial Town Center) zoning categories. Zoning regulations for



SP and the CTC allow up to 50 units per acre where these zones are located within the Valley Center. As discussed earlier, the General Plan identifies a Valley Center to act as a focal point for the Santa Clarita Valley. The concept focuses on providing uses and activities that are best suited to a regional level and will support the community centers of Valencia, Newhall, Canyon Country, and Saugus. The Valley Center concept envisions more intensive uses and densities to be located in the central area of the City, with lesser densities and intensities provided in outlying areas. The City recently approved the Town Center West project in the CTC zone. This project was a mixed-use project that included a total of 343 multiple family units on 8 acres, which represents a density of approximately 43 dwelling units an acre. This project clearly demonstrates the City's willingness to allow multiple family housing in the Valley Center at densities that can produce affordable housing.

For housing costs to be considered affordable by Federal standards, the cost to purchase a home should not exceed 2.5 times the gross annual income of a household, and monthly rent should not exceed 25 percent of gross monthly income. In the Los Angeles region, however, housing costs typically exceed these thresholds. The SCAG threshold for housing affordability is 30 percent of monthly income.

Household income categories are updated annually by the California Department of Housing and Community Development (HCD) based upon the median family income for different areas within the State. In Los Angeles County, in 1999 the median family income was estimated at \$51,300. Table H-14 summarizes current income ranges for very low, low, moderate, and high income households based upon this median income, as well as the range of affordable rent and/or housing costs for each income category, based upon regional threshold of 30 percent of monthly income for rent, or 3 times annual income for housing ownership.

In 1990, the latest available Census data, households in the high, moderate, and low income categories would be able to afford housing in the Santa Clarita area, given the range of sales price and monthly rents for new housing described previously as shown on Table H-7 and discussed previously in the low income housing narrative. However, increases in housing prices since mid-1996 appear to have reduced the number of units affordable to low income categories. Resale housing prices and rents in older residential properties would most likely be less than costs for new housing. Households in the very low- and low-income range could have difficulty in obtaining affordable housing, although rental housing affordable to these households is available within the city.

Based on the rental rates and sales prices of units recently constructed in the City, the available land inventory appears sufficient to meet the need for approximately 1,256 units for very low income households and 941 units for low income households. The affordability information contained in Table H-12 (1998 All Incomes Housing Problems) indicates that rental units need to be produced for very low- and low-income households.



As previously discussed, rental units have been primarily built in the RM, RMH, CTC and SP zones. The City's density bonus program will also likely result in the production of additional affordable rental units within these zones. Historical information of City planning approvals shows that only proposed affordable housing developments receiving density bonuses and other assistance from the City produced new housing affordable to very low income residents. However, with a potential of over 7,500 units that could be multi-family rental units (potential within RM and RMH zones) and with the a potential of 9,375 units that could be affordable with granting of a density bonus and 12,000 units that could be affordable with a double density bonus, it is considered reasonable that a sufficient number of rental units to meet the regional need could be produced with rents affordable to low-income households. One project alone, Bouquet Seniors produced 264 low and very-low income senior units. In addition, there may be opportunities for additional units beyond those shown on Table H-33 in the Panhandle. The VC Overlay allows units up to a maximum of 50 dwelling units an acre. However, the potential number of dwelling units shown on Table H-33 for the Panhandle area was calculated using 25 dwelling units an acre. This was due to the fact that a portion of the Panhandle area is located in a Significant Ecological Area (SEA). There are areas, however, where opportunities would exist for densities up to the 50 dwelling units an acre.

The rental rates for newer apartments in the City indicate that rental assistance will probably be needed to make rental units affordable to very low-income families. In an effort to address the need for low and very low income housing, Housing Element Programs 3.h and 3.i will study the feasibility of establishing both an inclusionary development ordinance and an affordable housing fund.

Production of higher density, multi-family units should be promoted through density bonuses, such as discussed under Housing Element Program 3e (Density Bonuses), and other City programs to increase the availability of housing affordable to those households within the very low income category. In particular, larger planned development projects, such as the North Valencia Specific Plan, may provide a primary opportunity for this type of development, where land costs and other costs of development can be spread out among a larger number of units. Initially, however, these units are typically not affordable to low and very low-income households unless a subsidy is involved. In the long term, however, as these units age they may "trickle down" to become more affordable. It is expected that the very low- and low-income categories are where a subsidy will be needed. A sufficient number of units can be produced to meet the housing needs of these income levels, but a subsidy, such as Section 8 Rental Assistance, may be necessary to accommodate these income groups.

The City recognizes that it has very little existing housing available at rental rates affordable to the very low income category. An effort will be made by the City to make existing housing more affordable and to concentrate on developing new housing at rates affordable to the very low income level. Several of the Housing Element programs including 1b. 3a, 3b. 3d. 3e, 4g. and 5a may be utilized to achieve these goals.



In summary, within the City the capability exists to produce sufficient future housing units and at the appropriate income levels. This is shown through the land inventory, citing of specific housing projects with their anticipated sales and rental rates, the local practice of constructing condominium units to be rented as conventional apartments and, where necessary, use of rental assistance as a subsidy to assist the lower income groups.



1998 Inventory of Lands Suitable for Residential Development
Table H-33

Project/Property Location	Number of Vacant Acres	Zoning/ <u>Proposed</u> Zoning	Max DU/Ac Per Zoning	Approved or <u>Proposed</u> # of Units	Built as of August 2001	Max Units Based on Zoning	25% Max Affordable Units With Density Bonus (RM, RMH, RH)	50% Max Affordable Units with State and Amenity Bonuses (RM, RMH, RH)
West Thompson Ranch	116	RS	5	350	0			
North Valencia	706	SP (VC)		2,000	1,200			
North Valencia II	576	SP (VC)*		1,900	0			
Golden Valley Ranch**	1259	<u>RS</u>	5	<u>520</u>	0			
Porta Bella	989	<u>SP (VC)*</u>		<u>2,911</u>	0			
Sand Canyon/Rogers	55	RVL	1	63	0			
Sand Canyon/Clark	34	RVL	1	24	0			
P&V (Pardee/Sierra Hwy.)	121	RL	2.2	175	0			
Lantana Hills (Pardee)	67	RM	11	150	130			
Panhandle	220	RM (VC)	25***			5,500	6,875	8,250
Golden Valley Site	100	RMH	20			2,000	2,500	3,750
Bouquet Seniors****	13	RM	11	264	264			
Woodlands	184	RM	11	368	290			
Heeber 1	27	RL	2.2	44	0			
Heeber 2	61	RM	11	150	0			



Project/Property Location	Number of Vacant Acres	Zoning/ <u>Proposed</u> Zoning	Max DU/Ac Per Zoning	Approved or <u>Proposed</u> # of Units	Built as of August 2001	Max Units Based on Zoning	25% Max Affordable Units With Density Bonus (RM, RMH, RH)	50% Max Affordable Units with State and Amenity Bonuses (RM, RMH, RH)
Beazer	50	RM	11	254	230			
Ryland 1 (Ashcar)	79	RL	2.2	<u>196</u>	0			
Ryland 2 (Ashcar)	80	RL	2.2	210	110			
Shangri-La	100	RS	5	38	115			
Town Center West	8	CTC (VC)	50	343	0			
Summer Hill Villa (Assisted Living)	5	CC		89	89			
Total Acres	4,850		Total Units	10,049	2,428	7,500	9,375	12,000

*Only a small portion of both Specific Plan areas were located in the (VC) Valley Center Overlay.

**Located in LA County. Proposal includes request for annexation.

***Valley Center allows densities up to 50/DU an acre. Due to environmental constraints, densities have been calculated at 25/DU an acre.

****Bouquet Seniors has received a double density bonus (50 % above zoning) for being affordable and for providing amenities.

**VII. CONSTRAINTS ON HOUSING (65583a 4 & 5)**

There are governmental and non-governmental constraints to the development of housing in Santa Clarita. Housing constraints result in higher housing costs or limited development that discourages affordable housing projects. Constraints to housing production have more impact on households with lower incomes and special needs because they often cannot afford market-rate housing. By identifying the constraints to housing development, the City will be able to develop programs to counteract their negative effects on housing or to eliminate them.

Affordable housing is more difficult to develop than market-rate housing because of the lower profit margin of projects of this nature. The limited availability of federal and state subsidy funds also serves to hinder the provision of housing for low income groups. It is much more expensive to modify older units for ramps, widened doorways, elevator shafts, and other design features for handicap access. Fees charged, processing time, development standards and local planning policies and ordinances do not negatively affect housing construction in Santa Clarita.

A. Government Constraints

Governmental constraints are posed by local ordinances or practices which lengthen the time it takes to construct housing projects, add building costs which in turn increase rents, leases, or units sales prices, or discourage the development of affordable housing.

1. Land Use Controls

The City of Santa Clarita adopted its first the Unified Development Code (UDC) in 1992. Prior to development of the UDC, the City used the 1987 Los Angeles County subdivision and zoning code to regulate land uses within the City. The UDC consists of four sections: Subdivision, General Procedures, Zoning and Grading. The City has adopted many land use control ordinances such as an oak tree ordinance, hillside and ridgeline preservation ordinance, density bonus ordinance and the gate ordinance that are included as part of the UDC. Periodically the City reviews the UDC and makes housekeeping revisions to ensure that document reflects current state laws.

Land use controls act as a constraint to the development of housing for all income levels. Development standards are intended to protect the public welfare and quality of construction and can influence the cost of housing and/or a reduction in development densities. For this reason, the City has included provisions that will help offset some of the effects of land use controls on project densities and costs. These provisions include density bonuses, joint living and working quarters, and



home occupations. Land use within the Santa Clarita Valley planning area outside the incorporated limits of the City are governed by County land use provisions.

Under both the City and the County land use provisions, the maximum possible density of residential development is limited by the land use designation (including maximum density and minimum lot size), required setbacks and a height limit of two stories and/or 35 feet depending on the land use designation

There are seven residential designations, a specific plan and a commercial town center designation with a Valley Center overlay that provide for development of a variety of housing types in the City. Certain other residential uses such as mobilehome parks, college dormitories and assisted living quarters may be located on land designated for other uses such as commercial and private education. The permitted density ranges from less than 0.5 units per acre to 50 units per acre as shown in Table H-34.

The City's Land Use Element and UDC set a range of allowable density for each residential zoning category. The mid-point for each range has been set as the maximum development threshold for each zoning category, except for projects where density bonus provisions for very low income, low income and senior affordable housing or for amenities apply as previously noted. The mid-point density was established to ensure that the expectation of development matched the General Plan for development. Densities beyond the mid-point may be permitted provided that substantial community benefits, resources, and amenities are incorporated as part of the overall concept and development proposals. The Valley Center overlay is one area where this concept is encouraged. The General Plan Land Use Element establishes a permitted density of up to 50 dwelling units an acre without regard to the mid-point density in the Valley Center to encourage more intense development in the what is considered the center of the City. The development potential of each site may be affected by a number of factors. Potential constraints on development could include such environmental considerations as topographic features, steep slopes, the existence of riparian areas, sensitive natural resources, location near a known fault, etc. While the designations assigned to land within the City and Santa Clarita Valley reflects some of these constraints and the suitability of the land for residential development, site specific environmental evaluation will occur in connection with individual project proposals. As a result of the environmental evaluation, alternative designs and residential densities may be permitted in certain locations.



Residential Designations and Density City of Santa Clarita Table H-34	
Residential Zone	Density Range (Units per Acre)
Residential Estate (RE)	0 – 0.5
Residential Very Low (RVL)	0.5 – 1.0
Residential Low (RL)	1.1 – 3.3
Residential Suburban (RS)	3.4 – 6.6
Residential Moderate (RM)	6.7 – 15.0
Residential Medium High (RMH)	15.1 – 25.0
Residential High (RH)	25.1-32
Valley Center Overlay (including Commercial Town Center) (VC (CTC))	Up to 50.0
Specific Plan (SP)	Varies by Specific Plan, Up to 50.0

Source: City of Santa Clarita Land Use Element, 1991.

Residential Development Standards City of Santa Clarita Table H-35							
	RE	RVL	RL	RS	RM	RMH	RH
Net lot area (in square feet) ¹	40,000	40,000	20,000	5,000	5,000	5,000	5,000
Lot width	100	100	75	50	50	50	50
Cul-de-sac/knuckle lot width	40	40	40	40	40	40	40
Front yard setback	20	20	20	20	20	20	20
Side yard setback ²	5	5	5	5	5	5	5
Side yard setback reverse corner lot	20	20	20	20	20	20	20
Rear Yard Setback	15	15	15	15	15	15	15
Maximum height of main structure ³	35	35	35	35	35	35	35
Maximum height of accessory structure ³	35	35	35	15	15	15	15
Distance between main structures	10	10	10	10	10	10	10
Distance between main and accessory structures	6	6	6	6	6	6	6

Source: City of Santa Clarita Unified Development Code

1 The minimum lot size in the RE zone is 2 gross acres



- 2 Side yard setbacks shall be five feet on each side with the exception of "zero lot line" developments where the setbacks shall be 0 and 10 feet.
- 3 Buildings and structures exceeding two stories or 35 feet in height, whichever is more restrictive, shall require approval of a conditional use permit

**Residential Parking Requirements
City of Santa Clarita
Table H-36**

Single Family Residential	2 fully enclosed parking spaces in a garage having minimum interior dimensions of 20 feet by 20 feet
Multi-family Residential	1) All required parking spaces for apartment houses shall be standard size 2) Guest parking spaces shall be provided for apartment houses containing more than four units at a ratio of one standard parking space for two dwelling units and marked as guest parking only 3) At least one accessible parking space shall be assigned to each dwelling unit
Studio	1.5 enclosed parking spaces per unit
1 Bedroom	1.75 enclosed parking spaces per unit
2 or more Bedrooms	2 enclosed parking spaces per unit
Mobilehome Parks	Every mobilehome site shall have two standard automobile parking spaces. If developed tandem, the space shall be a minimum of 8 feet wide and a total of 36 feet long. Guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites. Required spaces may be covered or uncovered.
Senior Citizen/Disabled Person Housing	½ parking space for each dwelling unit and the following: a. The parking may be covered or uncovered; if uncovered, the screening must conform with City code b. A deed restriction, covenant or similar document shall be recorded to assure that the occupancy of the units are restricted to senior citizens or handicapped persons. c. A plot plan shall be submitted and approved by the Director in accordance with the Code.

Source: City of Santa Clarita Unified Development Code



Tandem and compact parking spaces shall not count as required parking for a dwelling unit and shall not be allowed unless they are in addition to the required number of spaces

The City's Unified Development Code (UDC) establishes the development standards for residential development by zone as shown on Table-35. In the past, the City's land use regulations have accommodated a wide range of housing in the City. They have not constrained new housing at densities necessary for affordability, and they are consistent with those of surrounding jurisdictions. The City allows flexible development standards through the Planned Development or Specific Plan process. Most large new development projects in the City are expected to be built through the Specific Plan process. Since 1998, a total of 3,900 units have been approved in two Specific Plans and another 2,911 units have been proposed as part of another Specific Plan. This represents approximately 70% of all residential units approved in the City since 1998.

For projects without a PD or SP Overlay, the standards are not restrictive or out of the ordinary for other cities in the area. While the UDC establishes a maximum height limit of 35 feet for all residential zones, which may make it more difficult to develop a site at higher densities, there is a provision that allows buildings to exceed 35 feet with a Conditional Use Permit.

The parking requirement is the only regulation that is not flexible in the PD or SP zone. The parking requirement for single family dwellings is two covered spaces, which is the standard in California. For multi-family units, the parking requirement for a one-bedroom unit is 1.75 while the parking requirement for a two or more bedroom unit is 2 spaces. This parking requirement will more likely encourage larger units since the difference between a 1-bedroom unit and 2 or more bedrooms is only .25. Parking for senior citizen and disabled persons projects is only 1/2 parking space per unit, which would be considered low and offer no constraints to the construction of the units.

There are six residential designations, which provide for the development of a variety of housing types in the County. The permitted density ranges from less than 0.5 units per acre to 50 units per acre as shown in Table H-37.



Residential Designations and Density Los Angeles County Table H-37	
Residential Zone	Density Range (Units per Acre)
Nonurban 1	0 – 0.5
Nonurban 2	0.5 – 1.0
Urban 1	1.1 – 3.3
Urban 2	3.4 – 6.6
Urban 3	6.7 – 15.0
Urban 4	15.1 – 50.00

Source: Santa Clarita Valley Areawide General Plan, County of Los Angeles, 1987.

The UDC includes development standards that affect the maximum density of multi-family residential units. These development standards include:

- ❖ Densities above the maximum permitted density as a density bonus for affordable housing with an opportunity for additional density where these projects include recreational and other amenities.
- ❖ A minimum of 200 square feet of open area per ground floor unit and a minimum of 150 square feet of open space for units contained wholly on the second story or above.
- ❖ Requirements for trash recycling areas and recreational facilities, however, these are not anticipated to affect maximum possible densities.
- ❖ Hillside Ordinance that limits densities in area with topography constraints.
- ❖ Oak Tree Preservation Ordinance that limits areas for development to ensure that oak trees are protected and preserved.
- ❖ Significant Ecological Area designations that limit areas for development and require biology studies.
- ❖ National Pollutant Discharge and Elimination System (NPDES) storm water requirements that may affect developable area due to requirements for storm water retention.
- ❖ Standard Urban Storm Water Mitigation Plans that will affect developable area due to requirements for developments to retain a specified numerical limit of rainwater at every precipitation event.



Under the County land use provisions, the residential planned development zone allows flexible standards of development for hillsides and other natural scenic areas. Under the County land use provisions, residential uses in commercial zones are subject to the approval of a conditional use permit. Commercial uses in residential zones are prohibited.

The County Code currently allows for density bonuses of 10% to 25% for conventional low, moderate, and senior housing and bonuses of up to 50% for new manufactured housing development including used mobilehomes with the approval of a conditional use permit.

In accordance with state law, the City shall provide at least one non-financial incentive or concession, such as a reduction in site development standards or a modification of zoning code requirements, to encourage affordable housing density bonus projects. No findings of significant community benefit are required to receive an affordable housing density bonus where the project meets the minimum affordability requirements per state law, the project density is consistent with zoning, adequate infrastructure exists to serve the site, and no more than one non-financial incentive or concession is requested by the developer, or where such findings are waived by the approving body. The City has adopted an affordable housing policy which supports these state requirements.

For very low income, low income, and senior affordable housing density bonus projects, a fee waiver or fee reductions may be granted where the approving body makes a finding that the project provides significant community benefits. However, other concessions such as reductions in parking standards may be obtained without a significant community benefit finding. Where findings are made that adequate services exist, the project provides significant community benefits, and higher densities would be appropriate for the site, the base density for affordable housing density bonus projects may increase to 35 DU/ac in RM, RMH, RH and appropriate specific plan zones or up to 50 DU/ac within the Valley Center overlay area. As mentioned earlier, the mid-point development threshold will not impact the City's ability to accommodate the regional share need for lower-income households because the mid-point density can be exceeded if the project provides substantial community benefit and the provision of affordable housing in the community would be seen as a substantial community benefit. In addition, low and very low income and senior citizen projects may exceed the mid-point density established in the General Plan.

The City also offers an amenities density bonus in zones RM, RMH, RH, Valley Center overlay and in appropriate specific plan zones designated for multiple family uses with approval of a conditional use permit (CUP). The CUP process requires an applicant to receive approval from the Planning Commission through the public hearing process, whose decision may be appealed by any interested party to the City Council. The average time to process a CUP through the Planning Commission is approximately 6 to 8 months. This does not include the time required for any appeal



filed with the City Council. The requirement for a CUP does not necessarily add significant additional processing time to affordable housing projects as most of the time required represents staff review time and would be similar to the time required for a Planning Director approval. In addition, affordable housing projects are eligible for an expedited review process. The purpose of an amenities density bonus is to encourage affordable housing projects which provide significant community benefits beyond the minimum required by the development code. In order to receive an amenities density bonus, the approving body must make a finding that the project provides a significant community benefit. The amenity density bonus allows up to a 25% density bonus above the mid-point of the density range for housing projects providing additional amenities such as on-site child care centers. The City's Unified Development Code identifies amenities which may be considered a significant community benefit and make a project eligible for consideration for an amenity density bonus. An amenity density bonus may be given in addition to the state density bonus where appropriate findings are made.

2. Codes and Enforcement (Local Amendment to the UBC, Degree or Type of Enforcement)

Santa Clarita uses the 1998 California Building Code, 1998 California Plumbing Code, 1997 Uniform Fire Code, the 1996 National Electric Code, the 1998 California Mechanical Code, and Title 24 of the State Energy/Insulation Regulations in evaluating building plans. These codes help preserve public health and safety and ensure the construction of safe and decent housing. They are not considered constraints to housing development.

3. On/Off-site Improvements (Infrastructure Requirements, Street and Circulation Improvements)

To meet future housing need, development of potential residential sites must be coordinated with the development of public infrastructure, such as water and sewer systems, roads and bikeways. The Public Services, Facilities, and Utilities Element outlines programs for development of public services and infrastructure in the City. All of the potential residential development sites within the City's boundaries as identified in the inventory can be feasibly served with upgrades to the existing water and sewer systems. The City will condition improvements to these service systems as necessary in order to serve new development. For residential development within the planning area, outside the City's boundaries, additional upgrades to water and sewer service systems will be required. As new areas are annexed, the City will condition improvements to these systems and other public services and infrastructure as required to serve new development.



Site improvement requirements should remain the same for the development of housing for all income levels. Both the City and the County development codes require the following improvements of new construction:

- ❖ Alleys, streets and highways shall be dedicated from the centerline to the width required by the Circulation Element of the General Plan or the County's Subdivision Ordinance.
- ❖ Payment of bridge and thoroughfare fees
- ❖ Curbs, gutters, sidewalks, base, pavement, street lights, street trees and drainage structures shall be constructed where required
- ❖ Connection to sewer and utilities

4. Fees and Exactions (Permit Fees & Land Dedication or Other Requirements Imposed on Developers)

In order to defray the costs of processing city applications, the City has a fee schedule for different permits as provided in Table H-38. Aside from development review fees, residential projects involve the payment of other city fees. Building permits and plan check fees are based on building valuation per square foot. Bridge and thoroughfare district fees are based upon the type and size of the proposed use. Fees for remodeling and rehabilitation work are also assessed which increase rehabilitation costs beyond the ability of low income households to pay. The City of Palmdale is the only neighboring incorporated jurisdiction which has similar characteristics as developing Santa Clarita. Santa Clarita fees are similar to those exacted by the City of Palmdale. Santa Clarita fees do not have a negative effect on the favorable building climate in the Valley.



City Entitlement Processing Fees Table H-38	
Adjustment (minor variance)	\$750 per application
Annexation	\$12,000 deposit to be used for staff hours and any State or LAFCO fees
Appeal of Planning Commission Decision	
To Planning Commission	\$1,395
To City Council	\$1,415
Within 500 feet of project	50% of cost for appeal to City Council
Architectural Design Review	\$545 per application
Certificate of Compliance	Engineering
Conditional Use Permit	\$7,050 per application
Condominium Conversion Review	\$13 per unit
Development Agreement Review	\$11,100 deposit to be used for staff hours, attorney costs or contract costs
Development Review (Site Plan Review)	\$1,610 per application
Final Occupancy Review	Engineering
General Plan Amendment	\$10,000 deposit to be used for staff hours
Hillside Development Review	\$1,555 per application
Home Occupation Permit	\$30 per application
Landscape Plan Review	\$360 per application
Lot Line Adjustment	Engineering
Minor Use Permit	\$1,500 per application
Mitigation Monitoring	Varies staff charges
Nonconforming Use/Structure Review	\$835 per structure
Oak Tree Permit- Trimming	\$75 (plus staff charges for the Oak Tree Specialist for all time over 1 hour)
Oak Tree Permit- Removal/Encroachment/ Retroactive Trimming (1-3)	\$415 (plus staff charges for the Oak Tree Specialist for all time over 1 hour)
Oak Tree Permit-Removal/Encroachment/ Retroactive Trimming (4+)	\$1,145 (plus staff charges for the Oak Tree Specialist for all time over 1 hour)
Preliminary Plan "One Stop" Review	\$550 per application – fee credited toward other processing fee if project goes forward
Sign Review	\$565 per application
Sign Variance	\$485 per application
Temporary Use Permit	\$485 per application
Tentative Parcel Map	\$9,000 per application
Tentative Parcel Map Revision	30% of map processing fee



Tentative Tract Map	
1-10 lots	\$9,070
11-25 lots	\$9,070 + \$80/lot
26-50 lots	\$9,070 + \$80/lot
51 + lots	\$9,070 + \$60/lot
Tentative Tract Map Revision	30% of map processing fee
Development Extension Review	\$110 per application
Variance	\$3,910 per application
Zone Change	\$12,300 deposit to be used for staff hours
Initial Environmental Impact Review	\$1,200 per application
Environmental Impact Report	\$25,000 deposit to be used for staff hours

Bridge and Major Thoroughfare fees are required for all residential, commercial, and industrial developments. The fee is used to fund road infrastructure needed throughout the City. Bridge and Thoroughfare fees can be paid at the time of map recordation, building permit issuance, or grading permit issuance. Included below is a table listing the Bridge and Thoroughfare rates and the factors and calculations for the various uses.

City of Santa Clarita Bridge and Major Thoroughfare Fee Rates Table H-39	
District	Rate
Bouquet Canyon	\$10,000
East Side	\$10,000
Via Princessa	\$10,000
Valencia	\$10,000



City of Santa Clarita Bridge and Major Thoroughfare Fees Factors and Calculations Table H-40		
Development Unit		Factor
Single Family (RE, RVL, RL, RS)	Per Unit	1.0
Townhouse (RM)	Per Unit	0.8
Apartment (RMH, RH)	Per Unit	0.7
Commercial	Per Gross Acre	5.0
Industry	Per Gross Acre	3.0
Example: a. Apartment complex (60 units) in Valencia District = (UNITS x FACTOR x RATE) Fee to be collected = 60 x 0.7 x \$10,120 = \$425,040 b. Shopping Center (7 acres) in East Side District = (ACRES x FACTOR x RATE) Fee to be collected = 7 x 5 x \$10,000 = \$350,000		

Beginning February 15, 2001, the City of Santa Clarita was required by the Regional Water Quality Control Board (RWQCB) to begin enforcement of the Standard Urban Storm Water Mitigation Plan (SUSMP). According to the checklist, all subdivisions of ten lots or more and single family residences located on hillsides are required to complete a SUSMP which prevents untreated storm water runoff from entering the storm drain channels and eventually draining to the ocean. The SUSMP additionally mandates that all projects requiring a SUSMP must treat or retain the first 0.75 inches of storm water runoff at every rain event. Developers have an option of utilizing a variety of methods in collecting or treating runoff including grass swales, retention basins, and filter units. The costs associated with the SUSMP can vary and maintenance of the treatment or retention device must continue throughout the life of the project. The following table reflects the possible fees associated with review of a SUSMP and the City's responsibility to inspect each device annually. These fees are not currently in effect, but may be required during the life of this current housing element.

City of Santa Clarita Standard Urban Storm Water Mitigation Plan Review H-41	
Project Description	Fee*
10-99 lot subdivision	\$2,390
100 + lot subdivision	\$2,785
100,000 square foot commercial development	\$2,280
Single family residence on hillside	\$1,285

*Fees have not been approved by City Council, however a fee could be incurred for SUSMP review by 2005



City of Santa Clarita Standard Urban Storm Water Mitigation Device Inspection H-42	
Project Description	Fee*
10-99 lot subdivision	\$660
100 + lot subdivision	\$775
100,000 square foot commercial development	\$375
Single family residence on hillside	\$350

*Fees have not been approved by City Council, however a fee could be incurred for SUSMP review by 2005

According to City of Santa Clarita Unified Development Code, at the time of approval of the tentative tract map, tentative parcel map, or vesting map, the Planning Commission shall determine the land required for dedication, in lieu fee payment, or combination of both. As a condition of approval of a final map, the subdivider shall dedicate land, pay a fee in lieu thereof, or both, at the option of the City, for neighborhood and community park or recreational purposes. However, only payment of fees shall be required in subdivisions of fifty (50) or fewer parcels, except that when a condominium project, stock cooperative or a community apartment project exceeds fifty (50) dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than fifty. The land in lieu requirements and fee calculation are included in the table below. Additionally, an example is included demonstrating how the fee is calculated.

City of Santa Clarita Land In Lieu Requirements and Fee Calculation H-43	
Average number of persons/unit x $\frac{3 \text{ acres}}{1,000 \text{ persons}}$ = minimum acreage dedication	
$\text{DU} \times \frac{\text{population}}{\text{DU}} \times \frac{3 \text{ acres}}{1,000 \text{ people}} \times \frac{\text{FMV}}{\text{Buildable acre}} = \text{subtotal} \times 6/5 = \text{in lieu fee}$	

Source: City of Santa Clarita Unified Development Code



Project Name	Housing Units	Density/Dwelling	3 acres per 1000	FMV	Sub Total	20% Off Site Improvements	In Lieu Fee
Sample	350	3.083	0.003	\$541,216	\$1,751,997	\$350,399	\$2,102,397
Total Density		1079					
Total Acres Due			3.23715				
With Park Credit			2.26601		\$1,226,398	\$245,280	\$1,471,678

Total Fees Due With Credit = \$1,471,678
 Total Fees Due Without Credit = \$2,102,397

In addition to the park fees noted above, other development fees include water and sewer connection charges and school impact fees. These fees are typical fees for cities in northern Los Angeles County and while they add to the cost of housing, they are needed to pay for the cost of providing the services and are determined by the agency or district.

The William S. Hart District school district impact fees are \$8,735.09 for each single family unit and \$3,893.49 for each multi-family unit. For sewer and water services, the Los Angeles County Sanitation District and the Castaic Lake Water Agency serve the City. The water fees are divided into high end and low end, which represent how close the development is to the water source.

City of Santa Clarita Los Angeles County Sanitation District Fees Table H-44	
Housing Type	Fee
Single Family Unit	\$2,330 per unit
Duplex	\$2,796 per unit
Triplex	\$4,194 per unit
Fourplex	\$5,592 per unit
Condominium	\$1,748 per unit
Multi-family over 5 units	\$1,398 per unit



**City of Santa Clarita
Castaic Lake Water Agency Fees
Table H-45**

Housing Type	High End	Low End
Single Family up to 3 bedrooms on 6,000 sq. ft. lot	\$5,576	\$4,711
Each additional bedroom	\$558	\$471
Each additional 1,000 sq. ft. of flat landscaping	\$1,015	\$857
Each additional 1,000 sq. ft. of slope landscaping	\$434	\$366
Lots over an acre	Determined after review	Determined after review
Multi-family with 2 bedrooms	\$2,807	\$2,371
Each additional bedroom	\$558	\$471
One Bedroom or studio	\$2,249	\$1,900

5. Processing & Permit Procedures (Processing Times and Approval Procedures)

All residential project applications are reviewed by the City of Santa Clarita, Planning and Building Services Department for compliance with the Zoning Ordinance, the General Plan, and other codes. In 1994 the City initiated a One-Stop process where a prospective developer is able to submit a project to receive preliminary comments from the City and other approval agencies prior to submitting a formal entitlement application. The One-Stop has a low fee and its purpose is to identify project issues and feasibility before a substantial investment is made in project design. A One-Stop review takes approximately four to six weeks to complete and an applicant is provided written comments concerning the project. If an entitlement request is filed following the One-Stop review, the One-Stop fees are applied toward the cost of the entitlement request. The One-Stop process has been helpful in eliminating infeasible development and in providing design guidance that has aided in reducing unanticipated project costs, time delays and expenses from redesigns and in reducing the amount of staff review time.

For residential projects requiring Planning Commission approval, preliminary reviews are completed in approximately four to six weeks. Public hearings are scheduled before the Planning Commission. Approval takes approximately six months. Environmental review is done concurrently and may add six months to one year to processing times depending on the type of environmental document prepared and the complexity of the issues considered.



Once Planning approvals are received, project plans are then submitted to the Building and Safety Division for plan check which takes about 3 to 6 weeks. The building plans are returned to the applicant for revision and the procurement of needed permits from the Fire Department, Health Department, School District, Water District, Sewer District, and other pertinent agencies. Resubmittal of the plans and necessary permits to the Building and Safety Division will be necessary to obtain the building permit. Occupancy permits are given after structures have been inspected and found to comply with the approved plans and other structural requirements.

Permit fees and processing times discourage construction by increasing the time and costs associated with gaining development approval. Subdivision approval, sewer permits, occupancy permits and other required permits from the City and the County extend processing periods from at least six months to one year.

City review process time does not vary for single-family residential and multiple-family residential projects. Rather, the processing time is dependent on the proposed complexity and planning issues more than project type.

One factor that may influence the public approval process for residential projects is public input from neighbors who do not favor additional development in their neighborhood, particularly affordable housing developments. A not-in-my-backyard (NIMBY) attitude frequently modifies, delays or stops residential projects, particularly when NIMBY opposition is well organized.

6. Public Services Constraints

To meet future housing needs, development of potential residential sites must be coordinated with the development of public services including schools and parks. The Public Services, Facilities, and Utilities Element outlines programs for development of public services in the City. Schools within the City of Santa Clarita are currently overcrowded; additional schools will be required to serve new residential development. Implementation of school construction fees will help to offset this impact. The amount of school mitigation fees charged by the City are consistent with those set by state law. The larger developments in the Santa Clarita Valley include negotiated school agreements that exceed the minimums required by state law. Even with state fees and development agreements, overcrowding in valley schools continues to worsen.

7. Other Governmental Constraints

Other governmental constraints may exist that affect the ability of the City to encourage affordable housing. An example of such constraints may be new federal



regulations related to critical habitat for endangered species that may impact the amount of open space available for development.

B. Non-governmental Constraints

Non-governmental constraints are factors which limits the development of housing in the City due to environmental or physical characteristics, social, or economic factors that discourage housing construction.

1. Availability of Financing

Construction loans for the development of housing have interest rates ranging from 10 to 12 percent. Rates affect market rents for multi-family projects and housing costs. High interest rates could slow down construction activities and increase housing costs.

Data from local lenders show that mortgage loan rates currently range from 7 to 8 percent plus 2 points for a fixed rate 30-year loan; 6 to 7 percent plus points for variable interest rate. Interest rates have varied over the last several years, however, they remain below the 10 percent mortgage loan rates in effect in the late 1980s. Reductions in the interest rate reduces potential monthly mortgage payments, thereby increasing the number of households who qualify to buy a home.

The local lending rates are not unusual for the Santa Clarita and Antelope Valleys. Financing is generally available for new and existing home purchases. Redlining was not indicated when financing availability was researched through the Home Mortgage Disclosure Act or the Community Reinvestment Act sources. However, as funding becomes more scarce, caution should be taken to ensure that available funds are not solely distributed to new housing opportunities, but also are distributed to existing communities in Santa Clarita.

2. Price of Land

Land prices make up 10 to 30 percent of housing costs. Land in some areas cost more than others due to the availability of services, easy access, neighborhood quality, distance to business centers and commercial areas, and other physical characteristics.

Land prices in Santa Clarita vary depending on location and existing development constraints. Vacant land within the City is more expensive than vacant land in areas further out. Development constraints such as steep slopes, soil quality, and accessibility affect land prices in the City. Other factors influencing prices include view potential, availability of public utilities and services, and neighborhood quality. Data from local realtors show that prices for vacant land range from \$85,000 per lot



in outlying areas up to 1.3 million per acre for land near the City center and freeway. Higher-priced lots are found within the Valencia and Sand Canyon communities because of the type of development in these areas. Land within rural communities and areas with poor soils and without existing public services are cheaper and in lesser demand.

3. Cost of Construction

Construction costs make up a large percent of housing costs. Rising energy and labor costs have resulted in proportionate increases in construction costs. With higher costs come higher rents and housing prices and the lower feasibility of building lower income housing. Residential construction costs in the Santa Clarita Valley are currently between \$80 per square foot to \$100 per square foot. This makes construction costs for a typical house with approximately 2,000 square feet range from \$160,000 to \$200,000.

4. Environmental Characteristics

The natural environment influences housing location. The planning area is traversed by the San Gabriel and other earthquake faults, features flood plains, dry brush, and steep slopes which present hazards due to ground rupture, wildfire, landslides, liquefaction, and flooding. These areas are not appropriate for high-density uses and residential development because they risk public safety and welfare. A significant portion of the City is affected by a brownfield that is currently under the jurisdiction of the Department of Toxic Substances Control and is undergoing clean-up efforts. No development should be allowed in identified hazard zones where hazards have not been mitigated. It is estimated that environmental hazards limit development on approximately 20 percent of the Santa Clarita Valley planning area.

5. Housing Discrimination

Equal access to housing can be hampered by housing discrimination. There are tenant-landlord problems relating to race or age discrimination, rent and rent increase, eviction, deposits, and other issues which make it difficult for all households to find and keep affordable housing. Redlining by leading institutions and disapproval of loans to poor neighborhoods result in mortgage or rehabilitation loan-deficient areas. It will foster the continued decline of poor neighborhoods.

VIII. QUANTIFIED OBJECTIVES (65583 b)

The City's quantified objectives for the period January 1, 1998 through June 30, 2005 are identified in Table H-39. This represents the period covered by this Housing Element Update.



Quantified Objectives January 1, 1998-June 30, 2005

City of Santa Clarita

Table H-46

Income Level	Units Constructed	Units Rehabilitated	Units Conserved
Very Low	106	210	0
Low	158	430	0
Moderate	600	120	0
High	4,617	0	0
Total	5,481	760	0

Under Goal 3 (Affordable Housing) in the Housing Element, there are nine programs listed to assist the City in meeting the quantified objectives shown in Table H-37. There are no units shown under units to conserve because there are no known units at risk of conversion during the first five-year timeframe covered by this Housing Element. However, programs to conserve units at risk are identified elsewhere in this document. The following sections describe the quantified objectives.

A. Constructed

The total units constructed, 5,481 represents the total number of new units the City actually anticipates will be constructed and available for occupancy from January 1, 1998 through June 30, 2005. This number is based on a total of units (identified in Table H-33) which are presently approved by the City with the exception of the Porta Bella Specific Plan area which is currently undergoing brownfield clean-up.

All of these units represent projects submitted for review and approval by local developers. None of these are City subsidized. Therefore, most fall into the moderate and high income categories since they are in response to market demand. Only 106 units of very low-income and 158 units of low-income housing have been committed by local developers and are part of the Bouquet Senior project that has been granted a density bonus and waiver of certain development standards. It was assumed that higher density apartments associated with the build out of the North Valencia and North Valencia No. 2 Specific Plans would be affordable to those with moderate incomes and represent an additional 600 units. No other indication exists that these projects plan to allocate a portion of their units to low income levels.

The City can also utilize several programs in the Housing Element, particularly programs 1.a, 1.c-j, 2.c-d, 3.a, 3.b, 3.e-g, and 5.a, to assist in gaining additional housing at the very low and low income levels.

**B. Rehabilitated (by Income Level)**

The 760 units to be rehabilitated represent the actual number of units anticipated to receive rehabilitation funds through Community Development Block Grant (CDBG) funds for the fiscal years 1998 through 2005 in two different housing rehabilitation programs. These programs are: (1) Handyworker Program - minor home repairs addressing code violations and improvement of safety and living conditions are emphasized that assumes 80 units will be rehabilitated each year, and (2) Single Family Residential Rehabilitation Loan Program, that assumes five single family residential units will be purchased and rehabilitated each year by low and moderate income residents. According to information received from the CDBG program, approximately one-third of the clients served through the Handyworker Program are very low income elderly and single parent households. This percentage was used to anticipate the number of very low and low income people served by this program over an eight year period.

C. Conserved

Conservation entails the maintenance and protection of existing affordable housing units for residential use without actual physical rehabilitation. Because of the new development in the city, there has been little pressure to convert existing housing to different use of tenure types.

The City has initiated the conservation of mobile homes to clearly indicate that the mobile home subdivision developments and parks should remain. It is anticipated that most mobile home units will be conserved.

There are no known at risk units within the City that are due to expire by June 30, 2005, the end of the current Housing Element Update period. It is possible that a situation may arise that may threaten existing affordable housing stock that is not subject to affordability restrictions, such as the conversion of mobilehome parks. For this reason, a conservation program is detailed in the at risk of conversions.



IX. HOUSING GOALS, POLICIES AND PROGRAMS

The following goals, policies, and programs have been developed to address the housing needs identified in the City of Santa Clarita. The goals, policies, and programs represent the efforts of numerous groups and individuals including the General Plan Advisory Committee (GPAC) that developed the City's first Housing Element in 1991, service agencies and individuals who provided comments during the public meetings and in online surveys prior to the development of the current Housing Update, city staff, the Planning Commission, and the City Council. The goals, policies, and programs were created to provide for the existing and future housing needs of its residents. These efforts are centered on housing adequacy, the availability of affordable housing, maintenance of the existing stock, equal housing opportunities, removal of constraints to housing development, sensitive development, and energy conservation.

The City will review, annually, the Housing Element implementation programs. Each year priorities will be established to determine the year's goals and objectives as part of the City's budgeting process and as part of consideration of the City's Consolidated Plan. Where necessary, the City's budget will include necessary expenditures to reflect program implementation and commitment. Related goals and policies in other elements of the General Plan will be identified to ensure that consistency with the goals and policies of the Housing Element is achieved. The status of the Housing Element implementation programs will be addressed in the annual General Plan implementation review.

The law recognizes that housing needs may exceed available resources and the City's ability to satisfy its housing needs. It does not require a City to spend local revenues for the construction of housing, for housing subsidies, or for land acquisition. Santa Clarita intends to explore both private and public funding mechanisms for its housing programs.

DEVELOPMENT OF NEW HOUSING

GOAL 1: To provide opportunities for the production of a range of new housing in the planning area to meet the needs of all income groups.

Policies: 1.1 Implement the land use plan which provides opportunities for the development of a wide variety of new housing types within the City.

1.2 Evaluate development proposals within the unincorporated portions of the planning area to ensure that development is consistent with both the City's and County's land use plan.

1.3 Continue to monitor residential development capacity as provided for under the City and County Land Use Elements to ensure that these plans will enable the planning area to meet the housing needs of the future population of the Santa Clarita Valley.



- 1.4 Promote the development of compatible mixed use projects in order to create a village concept, with various interacting uses to facilitate the efficient use of facilities and services and to stimulate activity.
- 1.5 Review and support, as appropriate, programs to increase the supply of housing throughout the region. Give full consideration to the impacts on environmental, market, infrastructure, public services, utilities, human resources, and other factors.
- 1.6 Develop incentives or other mechanisms to encourage the private sector to provide opportunities for needed quality and creative housing in the City (e.g. loft apartments, commercial/residential mixed uses).
- 1.7 Promote cooperation among jurisdictions to meet regional housing needs.

Programs: 1.a Existing Needs Prioritization

Prioritize and fulfill the existing housing needs of the community with incoming housing project applications. The City recognizes affordable housing as a housing priority for the City and has adopted a formal policy for expedited review of affordable housing projects. Affordable housing projects receive one-stop review within three weeks of project submittal and receive priority scheduling for a public hearing immediately following the determination that the project application is complete. The City also has a three-year 2000-2003 *Consolidated Plan* which identifies housing needs and priorities for the City and annually identifies programs to be undertaken as part of the City's Community Development Block Grant Program to address those housing needs. Housing needs within the Newhall Redevelopment area will be evaluated upon generation of sufficient tax increment to initiate requirements for programming of housing set-aside funds.

Financial Resources: Case processing fees, possible grant and redevelopment set-asides.

Responsible Agency: Planning and Building Services Department and Administrative Services Department.

**Five Year Objective:**

The Consolidated Plan is reviewed annually and the Housing Element is reviewed every five years. It is unlikely that there will be sufficient tax increment set-aside funds to initiate a review of housing needs within the Newhall Redevelopment area during the period of this Housing Element Update.

1.b Flexible Development Standards

Encourage the use of Specific Plans and Planned Developments in order to provide flexible development standards, which allow housing development to meet the needs of the community. The Uniform Development Code currently allows for the creation of flexible development standards through the Specific Plan or Planned Development process. Flexible development standards should allow for clustering, and a variety of site design characteristics as appropriate. Use flexible development standards in specific plans and planned developments, which allow housing development to meet the needs of special users. Partial credit toward public open space requirements shall be considered for including child care facilities or when the site design is accessible to the disabled. In order to reduce housing costs, permit shared kitchens, living rooms, second units, and other such facilities set aside for single-parent families or the elderly as appropriate.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: On going. City staff will identify projects that would benefit from flexible development standards and encourage developers to pursue this option.

1.c Manufactured Housing

The City's Unified Development Code was amended in 1995 to permit manufactured housing on lots located in single-family zones with same development standards as the specific single-family zone. The City will inform residents of this option by producing an informational handout.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.



Five Year Objective: Develop informational handout by December 2002.

1.d Mixed-Use Program

Add mixed-use development (housing/commercial) as a permitted use in appropriate zones in the City. Develop standards for mixed-use developments. Ensure that each mixed use development provides the necessary open space and parking and adequately buffers residents from any adverse impacts of adjacent commercial development. Where a mixed use development is within $\frac{1}{4}$ mile of an identified transit center such as the Metrolink Station, the development standards shall consider a reduction in parking standards relating to the housing portion of the use in accordance with state laws encouraging congestion management.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Create development standards for mixed use developments by March 2003.

1.e Newhall Infill Site Identification Program

Over the past several years, the City has invested significant resources to revitalize the historic community of Old Newhall, a neighborhood identified as a low and moderate income area by the 1990 Census. The effort included the formation of a redevelopment agency, creation of a revitalization master plan, provision of transit services, the construction of a Metrolink station, the creation of community recreation center, reconstruction of City streets and the addition of new sidewalks in one residential neighborhood. One area that has not previously been addressed is the provision of adequate housing for the very low and low-income residents who live in Newhall. There is a need to plan and conduct a parcel inventory that will provide the City with experience and a template to address similar needs in the other areas of the community.

Financial Resources: Downtown Rebound Planning Grant Program, General fund planning activities.

Responsible Agency: Planning and Building Services Department, Administrative Services Department, Redevelopment Agency.



Five Year Objective: Identify and create an inventory of potential infill sites in Downtown Newhall Redevelopment Area by September 2003.

1.f Specialty Housing Zone

Establish a specialty housing zone which contains provisions for flexible design standards for senior housing. Standards and considerations shall include permitting congregate housing and shared housing within the zone and in locations near neighborhood stores, medical offices, and public transportation. The City added a narrative encouraging transit-oriented development during the 1997 Circulation Element Amendment, however, standards to implement this activity have not been identified in the UDC at this time.

Financial Resources: Case processing fees and general fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Create specialty housing zone by December 2003.

1.g Emergency Housing

The City shall continue to work with local non-profit agencies to fund an emergency homeless shelter. The City has provided a building as well as funding for this service since 1997. The shelter is open from 6:00 p.m. until 8:00 a.m. October through April. Nightly shelter occupancy has averaged between 20 to 25 persons. Shelter services include hot meal, shower facilities and safe and secure sleeping arrangements.

Financial Resources: Case processing fees.

Responsible Agency: Planning and Building Services Department, Parks, Recreation, and Community Services Department, Administrative Service Department

Five Year Objective: 2001-2002: Utilize 10,000 square feet of land at the Santa Clarita Sports Complex for use as a temporary homeless shelter from November 1, 2001 to March 31, 2002. City staff will continue to work with local non-profit agencies to develop a long term solution.



AVAILABILITY OF LAND FOR RESIDENTIAL DEVELOPMENT

GOAL 2: To identify adequate housing sites appropriately zoned with development standards, and public services and utilities needed to facilitate residential development.

- Policies:**
- 2.1** Promote methods to enhance the availability of land for residential development within the framework of the land use element, zoning ordinance, and housing element.
 - 2.2** Locate higher density residential development and housing for the elderly in close proximity to public transportation and commercial land uses, and in close proximity to public services and recreational opportunities, and/or target the future provision of such services to accommodate existing or new housing for the elderly.

Programs: **2.a Land Use Data Base**

Develop and implement a computer based land use information and mapping system noting acreage, existing and potential development, and other pertinent information. The City established a GIS Division in 1998 and has been working to coordinate data and land use mapping for use in monitoring and advance planning activities.

Financial Resources: NPDES fees, case processing fees.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Planning and GIS will work together to develop and implement a land use database by March 2004.

2.b Publicly Owned Land

Use the land use information system to identify vacant publicly-owned land. Evaluate each parcel's suitability for housing while meeting unmet low and moderate income housing needs and promote appropriate development. The City established a GIS Division in 1998 and has been working to coordinate data and land use mapping for use in monitoring and advance planning activities. Data from the 2000 Census will be added to this system once that data becomes available which should aid the City in evaluating sites for housing suitability.



Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Complete identification of vacant public-owned land and evaluate suitability for housing by December 2004.

2.c Periodic Review

Periodically the City shall review and revise planning, zoning, and development regulations to ensure an adequate supply for a variety of housing types and programs. The City updates the UDC yearly to make modifications where deemed appropriate.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Continue to review the UDC and complete yearly updates.

2.d Site Acquisition

Utilize grant funding and redevelopment powers and funds, as available, to identify sites to acquire property for development of affordable housing. Use private developers or nonprofit development corporations to plan, design, construct, and possibly manage the affordable housing units.

Financial Resources: Redevelopment Set-Asides.

Responsible Agency: Redevelopment Agency, Planning and Building Services Department

Five Year Objective: It is unclear that there will be sufficient tax increment generated during the current planning period to allow for site acquisition for affordable housing.



2.e Conversion of Commercial Structures/Properties

Complete a feasibility study to allow adaptive reuse of underutilized commercial structures and properties for residential units. The program will identify commercial areas in the City that may be appropriate for mixed use projects and develop standards to ensure compatibility with surrounding residential neighborhoods.

Financial Resources: General fund planning activities

Responsible Agency: Planning and Building Services Department

Five Year Objective: Complete feasibility study by July 2004.

In addition to these programs, the following programs associated with another housing goal will have impact on this goal:

- 1.b Flexible Development Standards
- 1.c Manufactured Housing
- 1.d Mixed Use Standards
- 1.f Specialty Housing Zone
- 1.g Emergency Housing

Implementation will be directed by or through the City of Santa Clarita Planning and Building Services Department.

Affordable Housing

GOAL 3: To provide sites suitable for a variety of housing types for all income levels and assist in the development and provision of affordable and proportionally priced and sized homes to meet the needs of all community residents, including low and moderate income, large families, handicapped, families with female heads of households, farm workers, and the elderly.

- Policies:**
- 3.1 Implement the City General Plan land use element which provides opportunities for a range of housing densities and types.
 - 3.2 Periodically review development standards contained in the City's Unified Development Code (UDC) to ensure consistency between the UDC and the General Plan, including provisions to facilitate affordable housing without diminishing quality.
 - 3.3 Encourage a mix of housing types and densities in new large scale residential developments.



- 3.4 Establish provisions to allow mobile homes and manufactured housing on residential lots.
- 3.5 Existing and future infrastructure needs should be addressed in connection with considerations for new development proposals.
- 3.6 Seek development which facilitates the efficient use of infrastructure, contributes to solutions of existing deficiencies, and anticipates and facilitates the orderly provision of future development and infrastructure consistent with this General Plan.
- 3.7 Provide opportunities for the development of adequate housing to provide the City's fair share of low and moderate income households.
- 3.8 Encourage and participate in low and moderate income and senior citizen housing programs financed by other levels of government.
- 3.9 Promote the dispersal of low and moderate income housing throughout the Santa Clarita planning area.
- 3.10 Encourage the development of residential units which are accessible to handicapped persons and adaptable for conversion to use by handicapped persons.
- 3.11 Consider alternative development standards are practical in light of environmental, market, infrastructure and other factors to promote desired housing types and benefits, while also protecting the quality of life in the City.
- 3.12 Encourage the exploration of non-traditional housing models to accommodate affordable housing and/or the need for temporary or transitional shelter for special needs such as for the abused, neglected, divorced, homeless, handicapped, large families, farm workers, etc.
- 3.13 Encourage the development of self-help projects Like Habitat for Humanity.

Programs: 3.a Affordable Housing Incentives

Continue to offer incentives such as expedited permit processing, fee reductions, waivers to development standards or, use of CDBG funds for public improvements for development proposals that include a minimum desired percentage of units for very low, low or moderate income levels.



The City Council has adopted an affordable housing policy that expedites processing procedures for affordable housing projects and allows the granting of development incentives including reduced development standards and fee reductions and waivers. The City Council has also adopted procedures and guidelines for conduit financing to encourage the construction of affordable housing within Santa Clarita.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department,
Administrative Services Department

Five Year Objective: Develop informational handout on policy for distribution to residential development community.

3.b Redevelopment Housing Plan

As the City's redevelopment area continues to accumulate tax increment, eventually there will be adequate set-aside funds available for use in providing affordable housing opportunities within the City. A housing plan identifying types of housing programs and expenditures will be produced by the redevelopment agency once the redevelopment project area becomes functional. The timeframe, the location, the types of programs, and the extent to which redevelopment set-aside funds will become available to help meet the housing need for lower-income households is uncertain; however, it is anticipated that a redevelopment housing plan will become an important planning and funding tool for affordable housing in Santa Clarita. Based upon projected set aside generation of approximately \$20,000 per year, it is unlikely that there will be adequate set-aside funds to initiate an affordable housing program within the Newhall Redevelopment area within the term of this housing element update.

Financial Resources: Redevelopment Agency tax increment set-asides, CDBG funds, grant monies if available.

Responsible Agency: Planning and Building Services Department,
Administrative Services Department,
Redevelopment Agency.



Five Year Objective: Continue to create the Consolidated Plan and submit the 2001-2002 Action Plan to HUD, and continue to set aside tax increment to be used for affordable housing within the Newhall Redevelopment Area.

3.c State and Federal Programs

Participate in state and federal housing assistance programs such as State Rental Housing Construction Program, Federal HOME, Emergency Shelter Grant, FreshRate and Sections 8, 202, 811, and a first time buyer program.

Financial Resources: CDBG funds, General fund planning activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Continue to participate in state and federal housing assistance programs and utilize Los Angeles County to obtain housing authority services.

3.d Rental Rehabilitation Loans and Grants

Apply for federal funding, such as the Home Investment Program to establish a program for owners of substandard rental property with 50 percent or more tenants who are eligible lower income households, to enable them to improve their property without raising rents or evicting tenants.

Financial Resources: CDBG funds, General fund planning activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: City staff will continue to implement this program throughout the current housing element.



3.e Public Facilities Funding

Utilize public, redevelopment and other funds to upgrade and construct drainage, sidewalk, street lights, public transit and landscaping improvements.

Financial Resources: CDBG funds, Redevelopment Agency funds, developer fees and grant monies.

Responsible Agency: Administrative Services Department, Engineering and Transportation Services Department, Planning and Building Services Department.

Five Year Objective: On-going Capital Improvement Program (CIP) projects are updated yearly.

3.f Density Bonuses

The City will continue to provide a density bonus of at least 25 percent for housing developments with five or more units of which 10 percent of the units are set aside for very low-income households or 20 percent are set aside for low-income households or at least 50 percent of the total units are reserved for senior citizens. In order to promote attractive affordable housing projects, the City offers an additional density bonus incentive to provide up to an additional 25 percent density increase for affordable housing projects that provide recreational and other amenities for residents. Affordable housing projects created under the density bonus ordinance in this way shall be subject to resale control or rent restrictions.

Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: Develop an Affordable Housing Brochure that will provide information regarding density bonuses for developers by the end of 2002. The City will also advertise its program for density bonuses with the Building Industry Association (BIA).



3.g Tax Free Bonds

Investigate the feasibility of issuing tax free bonds for housing development in which all or a percentage of units are considered affordable.

Financial Resources: Case processing fees.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Complete feasibility study by December 2003.

3.h Special Housing Need Fee Subsidization

Complete a study to determine the feasibility and potential funding sources (State and Federal grants, etc.) to establish and implement a sliding scale fee subsidization program based on the percentage of units affordable to low and very low income households, the disabled, single-parents, and the elderly. Subsidy may vary with tenure and type of unit provided.

Financial Resources: General fund Administrative Services and Planning and Building activities

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Complete study by January 2005.

3.i Inclusionary Development

The City will complete a feasibility study on adopting an inclusionary development ordinance whereby, new housing development would set aside a prescribed percentage of housing units to be sold at affordable market rates. The study will include an analysis of what impact such an ordinance may have housing production in the City.

Financial Resources: General planning fund activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Complete feasibility study by January 2003.



3.j Housing Bank

The City will complete a feasibility study on adopting a Housing Bank, whereby new development would be required to pay a fee that will contribute to an affordable housing fund. These funds would be used to match other affordable housing funds or be used to assist in the construction of affordable housing.

Financial Resources: General planning fund activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Complete feasibility study by January 2003.

3.k Mortgage Credit Certificate Program

The City joined the Los Angeles County Mortgage Credit Certificate (MCC) Program to aid first-time homebuyers in the City. This program provides tax credit to low and moderate income first-time homebuyers to make housing more affordable to people in these income groups.

Financial Resources: CDBG funds, General fund planning activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: Develop an informational handout about the program and advertise availability of program in Affordable Housing Brochure.

3.l Large Family Rental Housing

The City will develop a program to promote and accommodate the development of housing to meet the needs of large family renter households. The program options shall include providing a density bonus for the development of units designated for large families; providing regulatory incentives, such as expedited permit processing and reduced development standards to encourage the development of large family housing; and giving large family housing projects priority in any City bond program.



Financial Resources: General fund planning activities.

Responsible Agency: Planning and Building Services Department,
Administrative Services Department

Five Year Objective: Develop program by May 2004.

In addition to these programs, the following programs associated with another housing goal will have impact on this goal:

- 1.c Manufactured Housing
- 1.g Emergency Housing
- 2.d Site Acquisition
- 4.f Self Help Programs

Implementation will be directed through the City of Santa Clarita Planning and Building Services Department.

MAINTENANCE OF EXISTING AFFORDABLE HOUSING

GOAL 4: To maintain and improve the condition of the existing housing stock, particularly the affordable portion of the housing stock, where feasible.

- Policies:**
- 4.1 Encourage the upkeep, maintenance, and rehabilitation of existing housing in the City.
 - 4.2 Promote the maintenance of existing affordable housing throughout the City, including dwellings occupied by households utilizing Section 8 programs and other governmental and/or non-profit housing assistance programs.
 - 4.3 Utilize programs, such as Community Development Block Grants, to improve the condition of the existing housing inventory.
 - 4.4 Promote increased awareness among property owners and residents of the importance of property maintenance for long term housing quality.
 - 4.5 Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions.
 - 4.6 Enforce the State's Residential Conservation Law which denies state income tax benefits to owners of substandard dwelling units.



- 4.7 Promote residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.
- 4.8 Encourage the retention of existing single-family neighborhoods which are economically and physically sound.
- 4.9 Maintain and enhance the quality of residential neighborhoods.
- 4.10 Support ongoing State programs for manufactured housing and encourage the retention and maintenance of mobile home parks within the City, where consistent with standards for a suitable living environment and compatible with surrounding land uses.
- 4.11 Study the use of, and implement when appropriate, State redevelopment law and other techniques to replace or upgrade blighted housing conditions in the City.

Programs: 4.a Property Maintenance/Code Enforcement

Require by ordinance property owners to consistently maintain their property in a clean, safe, and well kept condition. Continue to enforce compliance with the city's zoning, fire, health and safety, and building codes. The City has added additional code enforcement officers to begin proactive enforcement. Correcting substandard conditions in the East Newhall area was one of the proactive assignments undertaken in 1999 and has resulted in a noticeable improvement in the condition of residential units in this area.

Financial Resources: General fund code enforcement activities.

Responsible Agency: Planning and Building Services Department

Five Year Objective: The City will continue to enforce compliance with the City's zoning, fire, health and safety, and building codes.

4.b Rehabilitation Loans

Work with senior citizens, the disabled, and residents of the revitalization target areas to share financial advice about how to apply for rehabilitation loans including the availability and rates of loans. This will help facilitate a low-interest loan program for lower income homeowners enabling them to make needed home repairs.



Financial Resources: CDBG funds and HOME funds.

Responsible Agency: Administrative Services Department.

Five Year Objective: Create informational handout on how to apply for loans to rehabilitation homes by July 2003.

4.c Emergency Repair Grants

The City has established a successful Handyworker Program that provides repair grants for very low income households, and disabled residents to correct emergency health and safety problems (i.e., leaking roofs, broken hot water heater, heating system repair, broken windows or doors). The Handyworker Program is implemented by the City's CDBG program. Residents may receive up to \$2,000 annually.

Financial Resources: CDBG funds, General fund planning activities.

Responsible Agency: Administrative Services Department.

Five Year Objective: Continue to provide repair grants for very low income households, and disabled residents to correct emergency health and safety problems through the Handyworker Program. The goal would be to provide repair grants to a minimum of 80 residents a year.

4.d Demolition Regulations

Develop and implement a program that regulates demolition of existing affordable housing for commercial or industrial uses. Such a program shall include replacement of existing affordable units or payment of an in lieu fee for the construction of replacement units and provision of relocation assistance to the tenants or other governmental assistance.

In 1990 the City adopted provisions for conversion of mobilehome parks to other uses and has established a mobilehome panel of community representatives to review proposed mobilehome park conversions. To date, no mobilehome park conversions have been approved by the City.

Financial Resources: Building permit fees, CDBG funds.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.



Five Year Objective: Develop and implement a program that regulates demolition of existing affordable housing for commercial or industrial uses by 2004.

4.e Rehabilitation Program Targeting

Evaluate the targeting of rehabilitation programs to ensure that all areas in need of assistance are being served. Funding can also be targeted for these areas, such funds to be utilized would include the Community Development Block Grant (CDBG).

Financial Resources: CDBG funds, Redevelopment Agency set-asides.

Responsible Agency: Administrative Services Department, Redevelopment Agency.

Five Year Objective: The City will continue evaluating the targeted rehabilitation programs to ensure that all areas in need of assistance are being served. The City will advertise the availability of rehabilitation programs to neighborhood groups.

4.f Self Help Programs

In addition to loans and grant programs, provide the development of self help efforts to stretch funding while increasing job training skills. The City runs a job skill training program through the Federal Workforce Investment Act.

Financial Resources: General fund community services activities and grant funds for specific community service programs.

Responsible Agency: Parks, Recreation and Community Services Department.

Five Year Objective: The City will continue to participate in the Workforce Investment Act and provide job skill training programs.

4.g Tax Exempt Multifamily Bond Program

The Tax Exempt Multifamily Bond Program is a program administered by the Los Angeles Community Development Commission. This program

Responsible Agency: Los Angeles Community Development Agency

4.h Los Angeles County Housing Authority-Section 8 Rental Assistance Program

Financial Resources: HUD Section 8 Program.

Responsible Agency: Los Angeles County Housing Authority

Five Year Objective: The City will continue to have the Los Angeles Housing Authority administer this program.

4.i Home Investments Partnerships Program (HOME)

The City has sought HOME funds to rehabilitate multifamily housing in exchange for long-term affordability contracts. To date, the City has not been successful in its attempts to obtain funds for this purpose.

Financial Resources: General fund Administrative Services activities.

Responsible Agency: Administrative Services Department

Five Year Objective: The City will continue to follow release of Notice of Funding Availability and HOME funds and apply for funds.



4.j Preservation of Bond-Financed Housing Program

This program is aimed at preserving at risk affordable units. The Los Angeles Community Development Commission works with owners to refinance units previously assisted with local bond funds to extend the term of affordability and to ensure continued affordability by facilitating and refinancing projects and assisting with financing alternatives.

Financial Resources: Multifamily bond financing.

Responsible Agency: Los Angeles Community Development Commission

Five Year Objective: The City will continue to have the Los Angeles Community Development Commission work with owners to refinance units.

In addition to these programs, the following programs associated with another housing goal will have impact on this goal:

- 3.a Affordable Housing Incentives
- 3.d Rental Rehabilitation Loans and Grants
- 3.e Public Facilities Funding

Implementation will be directed by or through the City of Santa Clarita Planning and Building Services Department.

MEETING HOUSING NEEDS

GOAL 5: To address and remove governmental constraints on the maintenance, improvement, and development of housing where appropriate and legally possible.

- Policies:**
- 5.1 Promote reasonable processing time and fees, including consideration of adjustment or waiver of fees to facilitate non-profit affordable housing and other special needs projects.
 - 5.2 Establish target areas for future housing rehabilitation and maintenance programs.
 - 5.3 Encourage alternative forms of home ownership, such as shared equity ownership and limited equity ventures.



- 5.4 Facilitate the purchase of rental units by existing tenants when/if converted to condominium ownership.
- 5.5 Encourage the enactment of Federal and State legislation to provide funding for the maintenance and development of affordable housing.
- 5.6 Allow density bonuses, or other incentives of equivalent financial value, as required by State law, when a new housing development includes an appropriate number of affordable units.

Programs: 5.a Mobilehome Conversion

Investigate the possibility of offering financial assistance to permit cooperative mobilehome park ownership by senior citizen, disabled, or lower income mobilehome tenants. HCD offers the Mobilehome Park Resident Ownership Program (MPROP) which provides financing for the preservation of mobilehome parks through the conversion of mobile home parks from private ownership to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.

Financial Resources: Case-by-case basis as proposed by mobilehome park residents.

Responsible Agency: Planning and Building Services Department, Administrative Services Department

Five Year Objective: The City will provide information to mobile-home tenants on the Mobilehome Park Resident Ownership Program regarding the availability of financial assistance to permit cooperative mobilehome park ownership.

5.b One Stop Permit Processing

In 1994 the City began a one-stop application for planning approvals. The City will continue to explore opportunities to simplify permit processing.

Financial Resources: Case processing fees.

Responsible Agency: Planning and Building Services Department



Five Year Objective: The City will review affordable housing applications and develop a procedure to expedite one stop applications for projects by December 2002.

In addition to these programs, the following programs associated with another housing goal will have impact on this goal:

- 1.a Existing Needs Prioritization
- 1.b Flexible Development Standards
- 1.c Manufactured Housing
- 1.d Mixed Use Standards
- 1.f Special Housing Zone
- 2.d Site Acquisition
- 3.e Public Facilities Funding
- 3.f Density Bonuses
- 3.g Tax Free Bonds
- 3.h Special Housing Need Fee Subsidization
- 3.i Inclusionary Development
- 3.j Housing Bank

Implementation shall be directed by or through the City of Santa Clarita Planning and Building Services Department.

EQUAL HOUSING OPPORTUNITIES

GOAL 6: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, age, physical handicap, color or sexual orientation.

- Policies:**
- 6.1 Promote safe and secure housing and neighborhoods, and encourage housing design which serves to deter crime.
 - 6.2 Cooperate with governmental and nonprofit agencies and citizen groups that monitor housing discrimination complaints and practices.
 - 6.3 Affirm a positive action posture which will assure that unrestricted access to housing is available to all segments of the community.
 - 6.4 Encourage local private non-profit groups to support and assist the homeless.



- 6.5 Encourage housing design standards that promote accessibility by the elderly and disabled.
- 6.6 Review and prepare recommendations to alleviate the shortages of temporary and/or transitional shelter resources for those people in the city who are without permanent housing.
- 6.7 Permit, subject to reasonable regulation, the location of residential care facilities in residential neighborhoods, as required by State law.

Programs: 6.a Fair Housing Education and Outreach

Support education, counseling, and legal referral efforts for residents who have experienced discrimination in violation of state and federal fair housing laws. Presently the City contracts with the San Fernando Valley Fair Housing Council to provide fair housing services to the City of Santa Clarita.

Financial Resources: CDBG funds.

Responsible Agency: Administrative Services Department.

Five Year Objective: The City will continue to provide outreach on fair housing education and continue to contract with the San Fernando Valley Fair Housing Council.

6.b Public Participation

Hold at least one widely publicized community meeting before amending the city's housing plans (Housing Element of the General Plan, Redevelopment Housing Plan and Consolidated Plan).

Financial Resources: CDBG funds, General fund planning activities, RDA funds.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.



Five Year Objective: Review the public participation aspect of the most recent Housing Element update and utilize this information to create a public participation program for the 2005-2010 Housing Element. City staff will hold an update public input meeting in 2003 to evaluate various aspects of the current housing element.

6.c Dissemination of Information

Continue to advertise and conduct public workshops, study sessions, and hearings on housing policy. Advertise housing programs widely and maintain a list of contacts for other agencies providing housing services. Inform the Council on housing law changes.

Financial Resources: CDBG funds, General fund planning activities.

Responsible Agency: Administrative Services Department, Planning and Building Services Department.

Five Year Objective: The City will continue to develop a network of agencies and non-profits working to provide affordable housing and develop a program to ensure participation by lower income families in the development of housing policy.

In addition to these programs, the following programs associated with another housing goal will have impact on this goal:

- 1.f Specialty Housing Zone**
- 1.g Emergency Housing**
- 1.h Large Family Housing**
- 3.c State and Federal Programs**
- 3.d Rental Rehabilitation Loans & Grants**

Implementation will be directed by or through the City of Santa Clarita Planning and Building Services Department.

DEVELOPMENT IN NATURAL RESOURCE AREAS

GOAL 7: To provide new housing opportunities which are sensitive to social, aesthetic, and environmental needs.



- Policies:**
- 7.1 Restrict housing development in areas containing important natural resources consistent with other goals and policies pertaining to natural resource areas.
 - 7.2 Encourage clustering or grouping of structures within areas containing important natural resources in order to preserve those resources.
 - 7.3 Ensure the variety and visual appeal of residential development through project specific design review.
 - 7.4 Require residential projects situated in mountainous terrain to preserve major ridgelines and other significant environmental features.
 - 7.5 Designate areas of restricted development due to their highly sensitive natural characteristics; such areas include significant ecological areas, mountain ridgelines, and water resources.

Programs: 7.a Site Design Features

In 1992 the City adopted the UDC that requires special review for hillsides and significant ecological areas. The UDC should continue to provide for a variety of site design features so that sensitive natural areas remain undisturbed. Consideration should be given for preservation of open space.

Financial Resources: Case processing fees and general fund planning activities.

Responsible Agency: Planning and Building Services Department, Parks, Recreation and Community Services Department.

Five Year Objective: The City will encourage developers to utilize infill or redevelopment sites for housing projects by developing an inventory of potential infill sites.



7.b Development Review

The development review committee will contribute suggestions to the revised zoning ordinance and will continue to operate and refine criteria for approved residential project characteristics, including standards and guidelines.

Financial Resources: Case processing fees.

Responsible Agency: Planning and Building Services Department.

Five Year Objective: The City will continue to contribute suggestions through Development Review that will result in providing new housing opportunities which are sensitive to social, aesthetic, and environmental needs.

ENERGY CONSERVATION OPPORTUNITIES

State law (Government Code Section 65583 (a)(7)) requires a Housing Element to provide an analysis of opportunities for energy conservation in residential development. Energy costs influence construction costs with the use of gas and electricity for the operation of equipment and facilities and in the production of building materials. Thus, rising energy costs increase housing costs.

The conservation of energy has long-term effects on expenses and the availability of the resource for future use. Conservation measures that may be employed during construction include the use of energy-efficient equipment and alternative energy sources. Building orientation, landscaping, floor layout, building materials, glazing, insulation may be designed to take advantage of climate and site characteristics in reducing energy costs during occupancy of the dwelling unit. Attached dwelling units consume less energy due to the decrease in surface area exposed to the elements; doors and windows with southern exposures provide heat gains in winter and less in summer; trees may provide shade summer and not during winter.

The use of energy to maintain an individual housing unit is a long-term expense that may be reduced by a larger initial cost outlay. By adding extra insulation, passive solar systems and other energy-efficient appliances, the housing cost may be higher in return for eventual energy savings. Higher construction costs may mean higher rents or housing prices that are beyond the affordability of lower income households in the City.

The proximity of schools and commercial and service establishments to residential areas determines travel patterns that may increase gasoline consumption. The City's Land Use Map provides a balance of residential and nonresidential areas within separate areas of



Santa Clarita to help provide the required support services and achieve job/housing balance. Likewise, it will lessen commute distances and help save energy resources.

GOAL 8: Provide new housing opportunities, which are environmentally sensitive and energy efficient.

Policies: 8.1 To the extent feasible, require the incorporation of energy conservation features in the design of all new housing developments and encourage the installation of conservation devices in existing development.

8.2 Promote water conservation through education, public service announcements, and other similar techniques.

8.3 Encourage and provide incentives for the installation of energy conservation techniques in new and existing housing.

Programs: 8.a Energy and Water Conservation

Programs for energy and water conservation may include cost/benefit analysis of retrofitting of existing housing units, new housing to be plumbed for solar heating, installation of low-flow toilets and faucets, and increased insulation. In 1999 the City amended the Open Space and Conservation Element to incorporate provisions for energy conservation and recycling. The City also implements conservation measures required under state building codes.

Financial Resources: Building permit fees.

Responsible Agency: Planning and Building Services Department

Five Year Objective: Develop a green building program that will offer incentives to developers who construct or retrofit projects that conserve energy and water by conclusion of 2004.

8.b Site Design with Low Water Utilization

Require the development of site design and landscaping plans which feature drought tolerant, fire resistant, and xeriscape of low water consumptive materials, with irrigation methods that maximize efficiencies.

Financial Resources: Case processing fees.

Responsible Agency: Planning and Building Services Department



Five Year Objective: Design a program that provides incentives to projects that have low water utilization landscaping by the conclusion of 2004.

8.c Water Resource Areas

Water resources and water accumulation areas shall be identified to determine a prioritization for development or protection of drainage channels and natural percolation areas.

Financial Resources: Case processing fees, NPDES and general fund planning activities.

Responsible Agency: Planning and Building Services Department

Five Year Objective: Design a program that provides incentives to projects that provide affordable housing, but are required to retain storm water through the requirements of the Standard Urban Storm Water Mitigation Plan (SUSMP) by mid 2002.

8.d Recycling and Composting Areas

Recycling and composting areas shall be identified, in strategic locations throughout the city, to provide a means for conserving space in landfills and generating the opportunity for greater water and soil conservation.

Financial Resources: Case processing fees and general fund planning activities.

Responsible Agency: Planning and Building Services Department

Five Year Objective: The City will develop a handout for developers that identifies recycling and composting concepts and facilities by mid 2002.